

900.7 RA - Zone

900.7.1 General

(1) RA Zone Exceptions

The regulations located in Article 900.7.10 apply only to the exceptions subject to the RA zone and identified with the corresponding exception number.

900.7.10 Exceptions for RA Zone

Exception RA 451

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Eglinton Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **buildings**;
- (C) the maximum **lot coverage** is 25%;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (E) the elevation of the **basement** floor shall be a minimum of 3.5 metres higher than the invert of Massey Creek.

(1) Exception RA 1

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 13627.

(2) Exception RA 2

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1989-225.

(3) Exception RA 3

The lands subject to this exception must comply with Regulation 955.10.(1082).

(4) Exception RA 4

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-19.

(5) Exception RA 5

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1990-253.

(6) Exception RA 6

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,642.

(7) Exception RA 7

On these lands the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 365-2007.

(8) Exception RA 8

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 621.

(9) Exception RA 9

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 21054.

(10) Exception RA 10

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

- (A) The applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1989-78; and

(B) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 477-2010 as amended.

(11) Exception RA 11

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1989-78.

(12) Exception RA 12

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 147-2005.

(13) Exception RA 13

The lands subject to this exception must comply with all the following.

A **detached house** is permitted, if:

- (A) the minimum **lot frontage** is 15.0 metres;
- (B) the minimum **lot area** is 555 square metres;
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum **building** height is 9.5 metres.

A **duplex** is permitted, if:

- (A) the minimum **lot frontage** is 16.5 metres;
- (B) the minimum **lot area** is 665 square metres; and
- (C) the maximum **lot coverage** is 35%.

An **apartment building** is permitted, if:

- (A) the minimum **lot frontage** is 24.0 metres;
- (B) the minimum **lot area** per **dwelling unit** is 139 square metres;
- (C) the maximum **lot coverage** is 40%;
- (D) the minimum **front yard setback** is 7.5 metres;
- (E) the minimum **side yard setback** is half of the **building** height; and
- (F) the minimum **rear yard setback** is 25% of the **lot depth**, with a minimum setback of 7.5 metres.

An **apartment building** with 5 **dwelling units** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres;
- (B) the minimum **lot area** is 665 square metres or 139 square metres per **dwelling unit**, whichever is greater;
- (C) the maximum **lot coverage** is 40%; and
- (D) the minimum **side yard setback** is 3.0 metres.

(14) Exception RA 14

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 10,931.

(15) Exception RA 15

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1984-87.

(16) Exception RA 16

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1437.

(17) Exception RA 17

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3472.

(18) Exception RA 18

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1986-157.

(19) Exception RA 19

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being

former City of Etobicoke by-law 1988-141.

(20) Exception RA 20

On the lands subject to this exception the maximum **lot coverage** is 25%.

(21) Exception RA 21

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being a site-specific by-law to amend the Etobicoke Zoning Code approved by the Ontario Municipal Board in its decision issued October 15, 1992 and the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 174-2003.

(22) Exception RA 22

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,656.

(23) Exception RA 23

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,267.

(24) Exception RA 24

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 2313 and 15027.

(25) Exception RA 25

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 3878, 14849 and 15507.

(26) Exception RA 26

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1988-116.

(27) Exception RA 27

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1 being former City of Etobicoke by-laws 1982-117 and 1982-118.

(28) Exception RA 28

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto 840-2002.

(29) Exception RA 29

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1978-35, 1978-36 and 1978-254.

(30) Exception RA 30

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1981-258.

(31) Exception RA 31

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,757.

(32) Exception RA 32

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1981-155.

(33) Exception RA 33

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 905.

(34) Exception RA 34

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1766 and 1805.

- (35) Exception RA 35
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1766, 1805 and 3131.
- (36) Exception RA 36
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1988-106.
- (37) Exception RA 37
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1806 and 1988-106.
- (38) Exception RA 38
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1807 and 4171.
- (39) Exception RA 39
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1 being former City of Etobicoke by-law 1808 and City of Toronto by-law 527-2002.
- (40) Exception RA 40
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 2110 and 1986-79.
- (41) Exception RA 41
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 625 and 2034.
- (42) Exception RA 42
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1994-118.
- (43) Exception RA 43
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1371.
- (44) Exception RA 44
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1719, 1297 and 1983-136.
- (45) Exception RA 45
The lands subject to this exception must comply with the applicable prevailing By-law in Article 970.1.1, being City of Toronto by-law 646-1999.
- (46) Exception RA 46
The lands subject to this exception must comply with the applicable prevailing By-law in Article 970.1.1, being City of Toronto by-law 318-2001.
- (47) Exception RA 47
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1978-198.
- (48) Exception RA 48
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3708 and 132.
- (49) Exception RA 49
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1980-196 and 1980-225.
- (50) Exception RA 50

On the lands subject to this exception a school is permitted.

(51) Exception RA 51

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1982-122.

(52) Exception RA 52

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1982-122.

(53) Exception RA 53

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 319-2001.

(54) Exception RA 54

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1978-105.

(55) Exception RA 55

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1986-155.

(56) Exception RA 56

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1332.

(57) Exception RA 57

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 434-2001.

(58) Exception RA 58

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 834.

(59) Exception RA 59

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 346.

(60) Exception RA 60

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1984-16.

(61) Exception RA 61

The lands subject to this exception must comply with all the following.

A **detached house** is permitted, if:

- (A) the minimum **lot frontage** is 12.0 metres;
- (B) the minimum **lot area** is 465 square metres;
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum **building** height is 9.5 metres.

A **semi-detached house** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres;
- (B) the minimum **lot area** is 665 square metres;
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum **building** height is 11.0 metres.

A **duplex** is permitted, if:

- (A) the minimum **lot frontage** is 15.0 metres;
- (B) the minimum **lot area** is 555 square metres;
- (C) the maximum **lot coverage** is 35%; and

(D) the maximum **building** height is 11.0 metres.

An **apartment building** is permitted, if:

- (A) the minimum **lot frontage** is 24.0 metres;
- (B) the minimum **lot area** per **dwelling unit** is 116 square metres;
- (C) the maximum **lot coverage** is 40%; and
- (D) the minimum **front yard setback** is 7.5 metres;
- (E) the minimum **side yard setback** is half of **building** height;
- (F) the minimum **rear yard setback** is 20% of **lot depth**, with the minimum setback is 6.0 metres; and
- (G) the maximum **building** height is 14.0 metres.

An **apartment building** with 5 **dwelling units** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres;
- (B) the minimum **lot area** is 665 square metres or 139 square metres per **dwelling unit**, whichever is greater;
- (C) the maximum **lot coverage** is 40%;
- (D) the minimum **side yard setback** is 3.0 metres; and
- (E) the maximum **building** height is 14.0 metre

(62) Exception RA 62

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 702 and 2014.

(63) Exception RA 63

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1m being City of Toronto by-law 435-2004.

(64) Exception RA 64

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1994-122.

(65) Exception RA 65

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1993-56.

(66) Exception RA 66

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 12,950.

(67) Exception RA 67

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 13,190.

(68) Exception RA 68

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

(A) Permitted Uses

- (i) a private **recreation use ancillary** to the **apartment buildings** is permitted.

(B) **Building** Types

- (i) a maximum of 2 **apartment buildings** and 1 **building** used for private **recreation use** are permitted.

(C) **Building** Requirements

- (i) the maximum number of **dwelling units** is 523;
- (ii) the maximum **building** height of each **apartment building** is 15 storeys;
- (iii) the maximum **floor space index** is 1.86, and the calculation of the maximum **gross floor area** shall include above grade space used for locker storage and laundry facilities and shall exclude space used for retail, recreational, mechanical, or parking uses;
- (iv) the east **lot line** is the **front lot line**;
- (v) the minimum setback of an **apartment building** from the **rear lot line** is 6 metres
- (vi) the minimum setback of an **apartment building** from the north **side lot line** is 6 metres and from the

- south **side lot line** is 30 metres;
- (vii) the minimum setback of the **building** used for private **recreation use** from the **front lot line** is 9.0 metres;
- (viii) the minimum setback of any **parking garage** from any **lot line** is 0.45 metres.
- (D) **Landscaping** Requirements
- (i) the minimum area of the **lot** to be used as **landscaping** is 70%.
- (E) **Parking** Requirements
- (i) 15% of the total number of **parking spaces** required shall be for visitors parking;
- (ii) surface **parking spaces** for visitors parking may be located in the front of the **apartment buildings**.
- (69) Exception RA 69
- The lands subject to this exception must comply with the following:
- (A) a **recreation use building** is permitted;
- (B) in the **recreation use building**, a **Day Nursery** and a **retail store** are permitted;
- (C) the maximum **lot coverage** of the **recreation use building** is 3.5%;
- (D) the maximum number of **dwelling units** is 648;
- (E) the maximum **building** height of the **recreation use building** is 4.3 metres;
- (F) the maximum **gross floor area** of the **recreation use building** is 1524 square metres;
- (G) the maximum **gross floor area** of the **Day Nursery** is 615 square metres;
- (H) the maximum **gross floor area** of the **retail store** is 105 square metres;
- (I) the minimum **side yard setback** of the **recreation use building** is 10.5 metres; and
- (J) the minimum area of the **lot** to be used as **landscaping** is 71%.
- (70) Exception RA 70
- The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-205.
- (71) Exception RA 71
- The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1988-225.
- (72) Exception RA 72
- The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1987-181.
- (73) Exception RA 73
- The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1984 and 1524.
- (74) Exception RA 74
- The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1993-84.
- (75) Exception RA 75
- The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,915.
- (76) Exception RA 76
- The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 13,851 and 14,126.
- (77) Exception RA 77
- The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 936.
- (78) Exception RA 78
- The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being

former City of Etobicoke by-laws 716, 813 and 168.

(79) Exception RA 79

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 807, 839 and 1625.

(80) Exception RA 80

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 807, 839 and 3835.

(81) Exception RA 81

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 807 and 839.

(82) Exception RA 82

The lands subject to this exception must comply with the applicable prevailing By-law in Article 970.20.1, being City of Toronto by-laws 815-1998 and 747-2002.

(83) Exception RA 83

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 878, 2201, and 3834.

(84) Exception RA 84

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 810, 838 and 1989-49.

(85) Exception RA 85

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1 being former City of Etobicoke by-laws 929, 1165 and 3494.

(86) Exception RA 86

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 83-142.

(87) Exception RA 87

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

- (A) a maximum of 4 **apartment buildings**, each having a maximum **building** height of 22 storeys, are permitted;
- (B) the minimum distance of an **apartment building** from the westerly **lot line** is 38 metres;
- (C) the minimum distance of an **apartment building** from the westerly 129 metres of the southern **lot line** is 45 metres;
- (D) the minimum distance of an **apartment building** from the easterly **lot line** is 27 metres;
- (E) the minimum distance of an **apartment building** from the westerly 129 metres of the northern **lot line** is 41 metres; and
- (F) the minimum **parking space** rate is 1.25 **parking spaces** per **dwelling unit**, of which a minimum of 1.00 of the 1.25 **parking space** rate is to be located underground, and a minimum 0.15 of the 1.25 **parking space** rate is to be reserved for visitors parking.

(88) Exception RA 88

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1079 and 4100.

(89) Exception RA 89

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,826.

(90) Exception RA 90

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,809.

(91) Exception RA 91

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 760-2006 (OMB).

(92) Exception RA 92

On the lands subject to this exception **townhouses** are an additional permitted use, subject to the RT zone requirements.

(93) Exception RA 93

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,450.

(94) Exception RA 94

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1994-123.

(95) Exception RA 95

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-115.

(96) Exception RA 96

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

(A) in one only of the **apartment buildings** on the site, a maximum of 555 sq m of commercial floor area is permitted for a **retail store**, personal care shop, and office.

(B) maximum number of **dwelling units** permitted on the lands is 972;

(C) Parking Requirements

(D) the minimum **parking space** rate is 1.33 **parking spaces** per **dwelling unit**, of which a minimum of 1.06 of the 1.33 **parking space** rate shall be located underground, and a minimum 0.15 of the 1.33 **parking space** rate shall be reserved for visitors parking.

(97) Exception RA 97

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1990-98 and 1978-226.

(98) Exception RA 98

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1333.

(99) Exception RA 99

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3765.

(100) Exception RA 100

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 1307-2008.

(101) Exception RA 101

The lands subject to this exception must comply with Regulation 955.10.(547).

(102) Exception RA 102

On these lands the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 992-2004.

(103) Exception RA 103

The lands subject to this exception must comply with Regulation 955.10.(1083).

(104) Exception RA 104

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 27699.

(105) Exception RA 105

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 29561.

- (106) Exception RA 106
The lands subject to this exception must comply with Regulation 955.10.(545).
- (107) Exception RA 107
The lands subject to this exception must comply with Regulation 955.10.(495).
- (108) Exception RA 108
On these lands the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 338-2003.
- (109) Exception RA 109
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 8722, 12018, and 9693.
- (110) Exception RA 110
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 25435.
- (111) Exception RA 111
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1987-164.
- (112) Exception RA 112
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1099-2006, as amended.
- (113) Exception RA 113
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 21055, 21424, 28650, 32474, 32737, and City of Toronto by-law 169-1998.
- (114) Exception RA 114
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 21055, 21424, 28650, 32474, 32737.
- (115) Exception RA 115
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 461-2002, as amended.
- (116) Exception RA 116
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 153-2002, as amended.
- (117) Exception RA 117
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 343-2003, as amended.
- (118) Exception RA 118
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 989-2003, as amended.
- (119) Exception RA 119
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 824-2004, as amended.
- (120) Exception RA 120
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 429-2000, as amended.
- (121) Exception RA 121
On these lands the applicable prevailing by-law in Article 950.30.1, being former City of North York by-law 27764, as amended.
- (122) Exception RA 122

- On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1094-2002, as amended.
- (123) Exception RA 123
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1094-2002, as amended.
- (124) Exception RA 124
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1094-2002, as amended.
- (125) Exception RA 125
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1094-2002, as amended.
- (126) Exception RA 126
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1094-2002, as amended.
- (127) Exception RA 127
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22134.
- (128) Exception RA 128
The lands subject to this exception must comply with Regulation 955.10.(278). The lands subject to this exception must comply with Regulation 955.10.(278).
- (129) Exception RA 129
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 92-2003, as amended.
- (130) Exception RA 130
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22634.
- (131) Exception RA 131
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22575.
- (132) Exception RA 132
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 16397, 19643, 18693.
- (133) Exception RA 133
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 190-2002, as amended.
- (134) Exception RA 134
The lands subject to this exception must comply with Regulation 955.10.(1086).
- (135) Exception RA 135
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 23088.
- (136) Exception RA 136
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 20362.
- (137) Exception RA 137
The lands subject to this exception must comply with Regulation 955.10.(546).
- (138) Exception RA 138

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 28621.

(139) Exception RA 139

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 23282 and 27913.

(140) Exception RA 140

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 196-2005 (OMB), as amended.

(141) Exception RA 141

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 23343.

(142) Exception RA 142

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 20879.

(143) Exception RA 143

The lands subject to this exception must comply with Regulation 955.10.(1087).

(144) Exception RA 144

The lands subject to this exception must comply with Regulation 955.10.(1092).

(145) Exception RA 145

The lands subject to this exception must comply with Regulation 955.10.(1093).

(147) Exception RA 147

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 20443.

(148) Exception RA 148

In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the provisions of Section 10.60.

(149) Exception RA 149 H(19)

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 865-2008 (OMB), as amended.

(150) Exception RA 150

On these lands the following by-laws prevail, being City of Toronto by-laws 145-2005 and 89-2007.

(151) Exception RA 151

The lands subject to this exception must comply with Regulation 955.10.(1088).

(152) Exception RA 152

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 95-2009, as amended.

(153) Exception RA 153

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

A **detached house** is permitted, if:

- (A) the minimum **lot frontage** is 15.0 metres;
- (B) the minimum **lot area** is 555 square metres;
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum **building** height is 9.5 metres.

A **duplex** is permitted, if:

- (A) the minimum **lot frontage** is 16.5 metres;

- (B) the minimum **lot area** is 665 square metres; and
- (C) the maximum **lot coverage** is 35%.

An **apartment building** is permitted, if:

- (A) the minimum **lot frontage** is 24.0 metres;
- (B) the minimum **lot area** per **dwelling unit** is 139 square metres;
- (C) the maximum **lot coverage** is 40%;
- (D) the minimum **front yard setback** is 7.5 metres;
- (E) the minimum **side yard setback** is half of the **building** height; and
- (F) the minimum **rear yard setback** is 25% of the **lot depth**, with a minimum setback of 7.5 metres.

An **apartment building** with 5 **dwelling units** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres;
- (B) the minimum **lot area** is 665 square metres or 139 square metres per **dwelling unit**, whichever is greater;
- (C) the maximum **lot coverage** is 40%;
- (D) the minimum **front yard setback** is 7.5 metres; and
- (E) the minimum **side yard setback** is 3.0 metres.

A **townhouse** is permitted, if:

- (A) the minimum rear and **side yard setbacks** is half the height of the **building** or 7.5 metres which ever is greater;
- (B) the maximum density is 37 **dwelling units** per hectare; and
- (C) the maximum **lot coverage** is 25%.

(154) Exception RA 154

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 22077 and 22616.

(155) Exception RA 155

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 134-2008 (OMB), as amended.

(156) Exception RA 156

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 21502.

(157) Exception RA 157

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 18745 and 19826.

(158) Exception RA 158

The lands subject to this exception must comply with Regulation 955.10.(1094).

(159) Exception RA 159

The lands subject to this exception must comply with Regulation 955.10.(1095).

(160) Exception RA 160

The lands subject to this exception must comply with Regulation 955.10.(1096).

(161) Exception RA 161

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 30230 and 30292.

(162) Exception RA 162

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 23595, 23916, 27381, and 27872.

(163) Exception RA 163

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 30481.

- (164) Exception RA 164
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 687-2004, as amended.
- (165) Exception RA 165
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 529-2003, as amended.
- (166) Exception RA 166
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 27382.
- (167) Exception RA 167
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 26431.
- (168) Exception RA 168
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 26431.
- (169) Exception RA 169
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 24613.
- (170) Exception RA 170
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 867-2008, as amended.
- (171) Exception RA 171
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 18688, 18910, 18862.
- (172) Exception RA 172
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 21769.
- (173) Exception RA 173
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 28475.
- (174) Exception RA 174
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 707-1998, as amended.
- (175) Exception RA 175
The lands subject to this exception must comply with Regulation 955.10.(1097).
- (176) Exception RA 176
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 903-1998, as amended.
- (177) Exception RA 177
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 15245, 32077, and 32737.
- (178) Exception RA 178
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 4-2006, as amended.
- (179) Exception RA 179
The lands subject to this exception must comply with Regulation 955.10.(1098).

- (180) Exception RA 180
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 422-2003, as amended.
- (181) Exception RA 181
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 23457.
- (182) Exception RA 182
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 22039 and 29893.
- (183) Exception RA 183
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22102.
- (184) Exception RA 184
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 21017.
- (185) Exception RA 185
The lands subject to this exception must comply with Regulation 955.10.(1099).
- (186) Exception RA 186
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 107-2001, as amended.
- (187) Exception RA 187
The lands subject to this exception must comply with the following:
(A) The applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 17160; and
(B) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 535-2010 as amended.
- (188) Exception RA 188
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 21681.
- (189) Exception RA 189
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 30864, 31218 and 31936.
- (190) Exception RA 190
The lands subject to this exception must comply with Regulation 955.10.(1101).
- (191) Exception RA 191
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22171.
- (192) Exception RA 192
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 20634.
- (193) Exception RA 193
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 30470.
- (194) Exception RA 194
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1038-2002, as amended.
- (195) Exception RA 195
The lands subject to this exception must comply with Regulation 955.10.(1100).

- (196) Exception RA 196
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 522-2006, as amended.
- (197) Exception RA 197
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 845-2001, as amended.
- (198) Exception RA 198
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1239-2007, as amended.
- (199) Exception RA 199
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 643-2002, as amended.
- (200) Exception RA 200
The lands subject to this exception must comply with Regulation 955.10.(1102).
- (201) Exception RA 201
The lands subject to this exception must comply with Regulation 955.10.(1103).
- (202) Exception RA 202
The lands subject to this exception must comply with Regulation 955.10.(1104).
- (203) Exception RA 203
The lands subject to this exception must comply with Regulation 955.10.(1111).
- (204) Exception RA 204
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 31424.
- (205) Exception RA 205
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 28535.
- (206) Exception RA 206
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 29641.
- (207) Exception RA 207
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 3-2005 (OMB).
- (208) Exception RA 208
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 25538.
- (210) Exception RA 210
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 26337, 24307 and 20923.
- (211) Exception RA 211
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 20724.
- (212) Exception RA 212
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 2999.
- (213) Exception RA 213
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law

- 22685.
- (214) Exception RA 214
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22075.
- (215) Exception RA 215
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 23112.
- (216) Exception RA 216
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22688.
- (217) Exception RA 217
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22527.
- (218) Exception RA 218
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 25477 and 22135.
- (219) Exception RA 219
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 416-2003.
- (220) Exception RA 220
The lands subject to this exception must comply with Regulation 955.10.(1110).
- (221) Exception RA 221
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 27624.
- (222) Exception RA 222
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1001-2003.
- (223) Exception RA 223
The lands subject to this exception must comply with Regulation 955.10.(1112).
- (224) Exception RA 224
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 944-2003.
- (225) Exception RA 225
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 28490.
- (226) Exception RA 226
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 28207 and 28925.
- (227) Exception RA 227
The lands subject to this exception must comply with Regulation 955.10.(1113).
- (228) Exception RA 228
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 127-2008.
- (229) Exception RA 229
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 815-2005.
- (230) Exception RA 230
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1069-2007.
- (231) Exception RA 231

The lands subject to this exception must comply with Regulation 955.10.(1114).

(232) Exception RA 232

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 31237.

(233) Exception RA 233

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 23089 and 23407.

(234) Exception RA 234

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 24357.

(235) Exception RA 235

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 26603.

(236) Exception RA 236

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 825-1998.

(237) Exception RA 237

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 809-2007.

(238) Exception RA 238

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 18156 and 32737.

(239) Exception RA 239

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 27569 and 27828.

(240) Exception RA 240

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 28545.

(241) Exception RA 241

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 26455.

(242) Exception RA 242

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 18889.

(243) Exception RA 243

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 32075.

(244) Exception RA 244

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 19780.

(245) Exception RA 245

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 19519.

(246) Exception RA 246

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 31448.

(247) Exception RA 247

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law

17531.

(248) Exception RA 248

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 285-1998.

(249) Exception RA 249

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 31594.

(250) Exception RA 250

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 720-2000.

(251) Exception RA 251

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 30946.

(252) Exception RA 252

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 26683 and 27259.

(253) Exception RA 253

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 31012.

(254) Exception RA 254

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 23702.

(255) Exception RA 255

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 19530.

(256) Exception RA 256

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 29650.

(257) Exception RA 257

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 29938.

(258) Exception RA 258

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 26855.

(259) Exception RA 259

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 22099 and 21708.

(260) Exception RA 260

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 25204.

(261) Exception RA 261

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 28007.

(262) Exception RA 262

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 24428.

(263) Exception RA 263

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law

29426.

(264) Exception RA 264

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 18223 and 32077.

(265) Exception RA 265

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 32000.

(266) Exception RA 266

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 15796 and 32077.

(267) Exception RA 267

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 536-2000, as amended.

(268) Exception RA 268

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 33105.

(269) Exception RA 269

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 28719 and 29308.

(270) Exception RA 270

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22343.

(271) Exception RA 271

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 387-2008.

(273) Exception RA 273

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 744-2002.

(274) Exception RA 274

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1056-2004.

(275) Exception RA 275

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 32071 and 32707.

(276) Exception RA 276

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 32273 and 32707.

(277) Exception RA 277

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 275-2000.

(278) Exception RA 278

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 400-1998.

(279) Exception RA 279

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 32208.

(280) Exception RA 280

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 17175 and 32077.

(281) Exception RA 281

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 27017 and 27417.

(282) Exception RA 282

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 31620 and 29945.

(283) Exception RA 283

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 27625.

(284) Exception RA 284

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 27814 and 21836.

(285) Exception RA 285

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 27966.

(286) Exception RA 286

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1107-2008 (OMB), as amended.

(287) Exception RA 287

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 17272, 32077, and 32737.

(288) Exception RA 288

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-laws 12191 and 32077.

(289) Exception RA 289

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 739-2001, as amended.

(290) Exception RA 290

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 32336 and 32412.

(291) Exception RA 291

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 30076 and 31507.

(292) Exception RA 292

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 28447.

(293) Exception RA 293

The lands subject to this exception must comply with Regulation 955.10.(497).

(294) Exception RA 294

The lands subject to this exception must comply with Regulation 955.10.(497).

(295) Exception RA 295

The lands subject to this exception must comply with Regulation 955.10(497).

(296) Exception RA 296

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 30706 and 31211.

(297) Exception RA 297

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law

31612.

(298) Exception RA 298

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 32850.

(299) Exception RA 299

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 32850.

(300) Exception RA 300

The lands subject to this exception must comply with Regulation 955.10.(1115).

(301) Exception RA 301

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

(A) **Building** Types

- (i) a mixed use residential/commercial **building** is permitted.

(B) **Lot** Requirements

- (i) the maximum **lot coverage** is 40%.

(C) Principal **Building** Requirements

- (i) the maximum number of **dwelling units** is 88 and a maximum of 45 extended care beds;
- (ii) the maximum height of a **building** is 7 storeys;
- (iii) the maximum **gross floor area** of commercial and professional office floor space is 794 square metres; and
- (iv) the minimum setbacks from a **lot line** are as follows:
 - (a) **front yard** is 1.5 metres;
 - (b) the westerly **side yard** is 6.5 metres;
 - (c) the easterly **side yard** is 1.5 metres; and
 - (d) the **rear yard** is 13.7 metres.

(D) Parking Requirements

- (i) the minimum number of **parking spaces** is as follows:
 - (a) apartment **dwelling unit** is 1.25 **parking spaces** per **dwelling unit**;
 - (b) apartment **dwelling unit** occupied by senior citizens is 1 **parking space** for each 4 **dwelling units**;
 - (c) professional office is 1 **parking space** for each 47.5 square metres of office floor area; and
 - (d) commercial is 1 **parking space** for each 19 square metres of commercial floor area.

(302) Exception RA 302

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

(A) Permitted Uses

- (i) residential and commercial uses are permitted.

(B) **Building** Types

- (i) an **apartment building** and a commercial **building**, or a mixed use residential/commercial **building** are permitted;
- (ii) commercial uses must be within a wholly enclosed **building** and must not be located above the first **storey**; and
- (iii) **open storage** and display of goods, materials and equipment is not permitted.

(C) **Lot** Requirements

- (i) the minimum **lot area** is 2,179 square metres.

(D) **Building** Requirements

- (i) the maximum number of **dwelling units** is 33;
- (ii) the maximum **building** height is the lesser of 13.0 metres or 4 storeys;
- (iii) the maximum residential **gross floor area** is 4,520 square metres;
- (iv) the maximum commercial **gross floor area** is 478 square metres; and

- (v) the minimum setbacks from a **lot line** are as follows:
 - (a) north **lot line** is 0.1 metres;
 - (b) south **lot line** is 0.04 metres;
 - (c) east **lot line** is 0.5 metres; and
 - (d) west **lot line** is 12.0 metres.
- (E) Parking Requirements
 - (i) the minimum number of **parking spaces** is as follows:
 - (a) residential is 1.25 **parking spaces** per **dwelling unit**; and
 - (b) commercial is 1 **parking space** per 19 square metres of commercial floor area.
- (303) Exception RA 303

The lands subject to this exception must comply with Regulation 955.10.(279).
- (304) Exception RA 304

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 26595.
- (305) Exception RA 305

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 31788.
- (306) Exception RA 306

The lands subject to this exception must comply with Regulation 955.10.(280).
- (307) Exception RA 307

The lands subject to this exception must comply with Regulation 955.10.(281).
- (308) Exception RA 308

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 30765.
- (309) Exception RA 309

The lands subject to this exception must comply with Regulation 955.10.(178).
- (310) Exception RA 310

On the lands subject to this exception the following shall be permitted:

 - (A) **Building** Types
 - (i) the only permitted principal **building** type is an **apartment building**.
 - (B) **Lot** Requirements
 - (i) the minimum **lot frontage** is 73.0 metres.
 - (C) **Building** Requirements
 - (i) the maximum height of the **apartment building** is 12 storeys;
 - (ii) the minimum **front yard** and **rear yard setbacks** are those that existed on the day of the enactment of this By-law;
 - (iii) the minimum east **side yard setback** is 13.0 metres;
 - (iv) the minimum west **side yard setback** is that which existed on the day of the enactment of this By-law; and
 - (v) the minimum distance between any **parking space** and the **apartment building** is 3.0 metres.
 - (D) **Landscaping** Requirements
 - (i) the minimum area of the **lot** to be used as **landscaping** is 48%.
 - (E) Parking Requirements
 - (i) the minimum on-site **parking space** rate is 1.25 for each **dwelling unit**, of which 0.25 for each **dwelling unit** is reserved for visitors **parking spaces**; and
 - (ii) the minimum number of **parking spaces** to be within an enclosed **building** is 50%.
- (311) Exception RA 311

The lands subject to this exception must comply with Regulation 955.10.(256).

(312) Exception RA 312

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

- (A) the total **interior floor area** of all **dwelling units** shall not exceed 1.5 times the **lot area**;
- (B) the maximum number of **dwelling units** permitted is the number of **dwelling units** that existed on the date of the enactment of this by-law;
- (B) the minimum setback from a **front lot line** is 9.0 metres;
- (C) the minimum setback from a **side lot line** is:
 - (i) where the **lot line** abuts Lawrence Avenue 36 metres, measured from the original centre line of Lawrence Avenue;
 - (ii) in all other cases is a distance equal to 1/2 the height of the **building**
- (D) the minimum setback from a **rear lot line** is:
 - (i) where the **lot line** abuts Lawrence Avenue 36 metres, measured from the original centre line of Lawrence Avenue;
 - (ii) in all other cases is a distance equal to 1/2 the height of the **building**;
- (E) the minimum separation distance between the **main walls** of two principal **buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (F) the maximum **lot coverage** is 15%;
- (G) a minimum 70% of the **lot area** shall be used for no other purpose than **landscaping**;
- (H) **Amenity space** shall be provided inside each **building** at a minimum rate of 0.9 square metres per **dwelling unit** in that **building**.
- (I) **parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the spaces shall be located below grade; and
 - (ii) 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors.
- (J) the minimum setback for a below grade parking **structures** is equivalent to 1/2 the vertical distance from the lowest floor of the **structure** to the **average grade** at the **front lot line**.

(313) Exception RA 313

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

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Amenity space** shall be provided inside each **building** at a minimum rate of 3.0 square metres per **dwelling unit** in that **building**.
- (C) the maximum **lot coverage** is that which lawfully existed on the dated of the passage of this by-law;
- (D) the minimum number of **parking spaces** required is 1.4 spaces per **dwelling unit**;
- (E) of the required **parking spaces** :
 - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** shall be in a **building** for resident use; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitor parking; and
- (F) these lands must comply with Prevailing By-law Regulation 955.10.(566).

(314) Exception RA 314

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

- (A) The minimum setback from a **lot line** that abuts a **street** is 3.0 metres.
- (B) **Amenity space** shall be provided at a minimum rate of 3.0 square metres per **dwelling unit**.
- (C) The maximum **lot coverage** is that which lawfully existed on the dated of the passage of this by-law.
- (D) the minimum number of **parking spaces** required is 1.4 spaces per **dwelling unit**;
- (E) of the required **parking spaces** :
 - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** shall be in a **building** for resident use; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitor parking; and
- (F) these lands must comply with Prevailing By-law Regulation 955.10.(566).

(315) Exception RA 315

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

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;

- (B) the minimum setback from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback from a **rear lot line** is 1.5 metres;
- (D) the minimum separation distance between the **main walls** of two principal **buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (E) the total **interior floor area** of all **dwelling units** shall not exceed 2.16 times the **lot area**;
- (F) the maximum **lot coverage** is 17%;
- (G) **amenity space** shall be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
- (H) a minimum 58% of the **lot area** shall be used for no other purpose than **landscaping**.
- (I) the minimum setback for a below grade parking **structures** is equivalent to 1/2 the vertical distance from the lowest floor of the **structure** to the **average grade** at the **front lot line**.
- (J) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the spaces shall be located below grade; and
 - (ii) 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors.

(316) Exception RA 316

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

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres.
- (B) **amenity space** shall be provided at a minimum rate of 3.0 square metres per **dwelling unit**.
- (C) the maximum **lot coverage** is that which lawfully existed on the date of the passage of this by-law.
- (D) the minimum number of **parking spaces** required is 1.4 spaces per **dwelling unit**;
- (E) of the required **parking spaces** :
 - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** shall be in a **building** for resident use; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitor parking; and
- (F) these lands must comply with Prevailing By-law Section 955.10 (566).

(317) Exception RA 317

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

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the maximum permitted projection of an unenclosed porch into the **rear yard** is 6.0 metres;
- (C) **Amenity space** shall be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
- (D) The maximum **lot coverage** is that which lawfully existed on the date of the passage of this by-law;
- (E) the minimum setback for a below grade parking **structures** is equivalent to 1/2 the vertical distance from the lowest floor of the **structure** to the **average grade** at the **front lot line**;
- (F) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the spaces shall be located below grade; and
 - (ii) 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors; and
- (G) (F) these lands must comply with Prevailing By-law Section 955.10 (566) and 955.10 (567).

(318) Exception RA 318

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

- (A) The total **interior floor area** of all **dwelling units** shall not exceed 1.5 times the **lot area**.
- (B) The minimum setback from a **front lot line** is 9.0 metres.
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**
- (D) the minimum setback from a **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (E) the minimum separation distance between the **main walls** of two principal **buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (G) a minimum 70% of the **lot area** shall be used for no other purpose than **landscaping**.
- (I) **amenity space** shall be provided inside each **building** at a rate of 0.9 square metres per **dwelling unit** in that **building**.
- (H) **parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the spaces shall be located below grade; and
 - (ii) 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors.

(319) Exception RA 319

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

- (A) the minimum setback from the **front lot line** is 31 metres as measured from the original centre line of Midland Avenue;
- (B) the minimum **side yard** and **rear yard setbacks** shall be the greater of either one-half the height of the **building**, or one-half the length of the wall of the **building** which faces the side or rear line;
- (C) the minimum separation distance between principal **buildings** on the same **lot building** is the average of the combined height of the two **buildings**;
- (D) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50).
- (E) the maximum **lot coverage** is 18%. (50);
- (F) a minimum 50% of the **lot area** shall be used for no other purpose than **landscaping**;
- (G) **parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors.

(320) Exception RA 320

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

- (A) the minimum setback from a **lot line** that abuts:
 - (i) Midland Avenue is 12.0 metres,
 - (ii) Gilder Drive is 9.0 metres; and
- (B) the minimum setback from a **rear lot line**, or a **side lot line** that does not abut a **street**, is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation distance between the **main walls** of two principal **buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (D) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50).
- (E) The maximum **lot coverage** is 18%;
- (F) A minimum of 70% of the **lot area** shall be used for no other purpose than **landscaping**;
- (G) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the spaces shall be located below grade; and
 - (ii) 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors; and
- (H) the minimum setback for a below grade parking **structures** is equivalent to 1/2 the vertical distance from the lowest floor of the **structure** to the **average grade** at the **front lot line**.

(321) Exception RA 321

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

- (A) the minimum setback from a **lot line** that abuts Midland Avenue is 25 metres as measured from the original centre line of Midland Avenue;
- (B) the minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) a minimum of 46 square metres of **amenity space** shall be provided, plus 0.9 square metres per **dwelling unit** in excess of fifty (50); and
- (E) the maximum **lot coverage** is 33%.

(322) Exception RA 322

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

- (A) the minimum setback from a **front lot line** is 12 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 9 metres;
- (C) the minimum setback from a **rear lot line**, or a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (D) the minimum separation distance between the **main walls** of two principal **buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (E) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (F) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50).

- (G) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 50% of the spaces shall be located below grade; and
 - (ii) 0.125 spaces per **dwelling unit** shall be provided as parking for visitors;
- (H) the maximum **lot coverage** is the **lot coverage** that existed on the **lot** of the date of the enactment of this by-law;
- (I) A minimum 40% of the **lot area** shall be used for no other purpose than **landscaping**.

(323) Exception RA 323

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

- (A) The minimum setback from the **lot line** that abuts Eglinton Avenue is 36 metres, measured from the original centre line of Eglinton Avenue;
- (B) The minimum setback from a **side lot line** is a the greater distance of:
 - (i) 1/2 the height of the **building**; or
 - (ii) 5.7 metres;
- (C) the minimum setback from a **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (D) The maximum **lot coverage** is 33%.

(324) Exception RA 324

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

- (A) the minimum setback from the **front lot line** that abuts Midland Avenue is 22 metres, measured from the original centre line of Midland Avenue.
- (B) the minimum setback from a **side lot line** is 0.3 metres;
- (C) the maximum **building** height permitted is 9.5 metres;
- (D) the maximum **lot coverage** is 36%;
- (E) **parking spaces** shall be provided at a minimum rate of 0.5 **parking spaces** per **dwelling unit**,
- (F) required **parking space** shall only be located in the **rear yard**.

(325) Exception RA 325

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

- (A) the total **interior floor area** of all **dwelling units** shall not exceed 1.5 times the **lot area**;
- (C) the maximum **lot coverage** is 15%;
- (D) a minimum 70% of the **lot area** shall be used for no other purpose than **landscaping**;
- (E) **parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the **parking spaces** shall be located below grade; and
 - (ii) 0.11 **parking spaces** per **dwelling unit** shall be provided as surface parking for visitors; and
- (F) the minimum setback for underground parking **structures** is equivalent to 1/2 the vertical distance from the lowest floor of the **structure** to the **average grade** at the **street** line;
- (G) **amenity space** shall be provided at a minimum rate of 0.9 square metres per **dwelling unit**.

(326) Exception RA 326

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

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **amenity space** shall be provided at a minimum rate of 1.0 square metres per **dwelling unit**;
- (C) the minimum number of **parking spaces** required is 1.4 spaces per **dwelling unit**;
- (D) of the required **parking spaces** :
 - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** shall be in a **building** for resident use; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitor parking; and
- (E) the maximum **lot coverage** is that which lawfully existed on the dated of the passage of this by-law.

(327) Exception RA 327

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

- (A) The minimum setback from the **lot line** abutting Danforth Road is 25 metres, measured from the original centre line of Danforth Road.
- (B) The minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 the height of the **building**;

- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50).
- (E) the maximum **lot coverage** is 33%.

(328) Exception RA 328

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

- (A) the minimum setback from the **lot line** abutting Danforth Road is 25 metres, measured from the original centre line of Danforth Road.
- (B) the minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) a minimum of 46 square metres of **amenity space** shall be provided, plus 0.9 square metres per **dwelling unit** in excess of fifty (50).
- (E) the maximum height is the lesser of four storeys and 14.0 metres;
- (G) the maximum **lot coverage** is 33%.
- (F) **parking spaces** shall be provided at a minimum rate of 1.25 **parking spaces** per **dwelling unit**.

(329) Exception RA 329

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

- (A) The minimum setback from the **lot line** abutting Danforth Road is 25 metres, measured from the original centre line of Danforth Road.
- (B) The minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50).
- (E) the maximum **lot coverage** is 33%.

(330) Exception RA 330

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

- (A) The minimum setback from the **lot line** abutting Danforth Road is 25 metres, measured from the original centre line of Danforth Road.
- (B) The minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50).
- (E) **Parking spaces** shall be provided at a minimum rate of 1.25 **parking spaces** per **dwelling unit**;
- (F) the maximum **lot coverage** is 33%.

(331) Exception RA 331

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

- (A) The minimum setback from the **lot line** abutting Danforth Road is 25 metres, measured from the original centre line of Danforth Road
- (B) The minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50).
- (E) the maximum **lot coverage** is 33%.

(332) Exception RA 332

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

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres,
- (B) the **main wall** containing a **vehicle** entrance shall be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (C) the minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 the height of the **building**;
- (D) **amenity space** shall be provided at a minimum rate of 0.9 square metres per **dwelling unit**.

- (E) no **parking spaces** shall be located within a required yard that abuts a **streets**.
- (F) the maximum **lot coverage** is 33%.

(333) Exception RA 333

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

- (A) The minimum setback from a **lot line** that abuts a **street** is:
 - (i) 7.0 metres from a **lot line** that abuts Eglinton Avenue; and
 - (ii) 3.0 metres from a **lot line** that abuts McCowan Road.
- (B) a canopy and its supporting columns may encroach into a required yard setback from McCowan Road.
- (C) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50).
- (D) where the total required **amenity space** area exceeds 93 square metres, the required **amenity space** area shall be provided in two or more rooms, each having a floor area of not less 46 square metres.
- (E) parking **structures** shall not exceed a height the greater of 5 storeys and 17.0 metres;
- (F) the maximum height of a principal **building** is the lesser of 19 storeys and 59 storeys;
- (G) **parking spaces** shall be provided at a minimum rate of 1.0 per **dwelling unit**, to a maximum rate of 1.4 per **dwelling unit**.
- (H) of the total number of **parking spaces** provided, a minimum of 0.25 spaces per **dwelling unit** shall be for visitor parking.
- (I) the maximum **lot coverage** is 33%.

(334) Exception RA 334

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

- (A) The minimum setback from a **front lot line** is
 - (i) 25.0 metres where the **lot line** abuts Danforth Road, measured from the centerline of the original road allowance; and
 - (ii) 9 metres in all other cases;
- (B) the minimum setback from a **side lot line** or rear **lot** setback is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50); and
- (E) the maximum **lot coverage** is 33%.

(335) Exception RA 335

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

- (A) the minimum setback from a **front lot line** that abuts McCowan Road is 25.0 metres measured from the centerline of the original road allowance;
- (B) the minimum setback from a **side lot line** or rear **lot** setback is a distance equal to 1/2 the height of the **building**;
- (C) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50); and
- (D) **parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 50% of the **parking spaces** shall be located below grade; and
 - (ii) 0.125 **parking spaces** per **dwelling unit** shall be used for visitor parking.
- (E) the maximum **lot coverage** is 18%.
- (F) a minimum 50% of the **lot area** shall be used for no other purpose than **landscaping**.

(336) Exception RA 336

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

- (A) the minimum setback from a **front lot line** that abuts McCowan Road is 25.0 metres measured from the centerline of the original road allowance;
- (B) the minimum setback from a **side lot line** or rear **lot** setback is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

- (D) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50); and
- (E) the maximum **lot coverage** is 33%.

(337) Exception RA 337

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

- (A) the minimum setback from a **front lot line** that abuts McCowan Road is 25.0 metres measured from the centerline of the original road allowance;
- (B) the minimum setback from a **side lot line** or rear **lot** setback is a distance equal to 1/2 the height of the **building**;
- (C) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50); and
- (D) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 50% of the spaces shall be located below grade; and
 - (ii) 0.125 spaces per **dwelling unit** shall be used for visitor parking;
- (E) The maximum **lot coverage** is 18%; and
- (F) A minimum 50% of the **lot area** shall be used for no other purpose than **landscaping**.

(338) Exception RA 338

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

- (A) The minimum setback from the a **lot line** that abuts a **street** is
 - (i) 12.0 metres where the **lot line** abuts McCowan Road; and
 - (ii) 9.0 metres where the **lot line** abuts Trudelle Street;
- (B) The minimum setback from a **side lot line** that does not abut a **street** or a **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) The minimum separation distance between the **main walls** of two principal **buildings** on the same **lot building** is the average of the combined height of the two **buildings**.
- (D) The maximum **lot coverage** is 15%.
- (E) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 65% of the spaces shall be located below grade; and
 - (ii) 0.11 spaces per **dwelling unit** shall be used as visitors parking and located at grade;
- (F) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50).
- (G) where the total required **amenity space** area exceeds 93 square metres, the required **amenity space** area shall be provided in two or more rooms, each having a floor area of not less 46 square metres.
- (H) A below grade parking **structure** shall be setback from a **lot line** that abuts a **street** the greater of:
 - (i) 3.0 metres, and
 - (ii) a distance equal to the distance between the elevation of the finished surface of the lowest floor and the elevation of the **lot line** at the **street**;
- (I) An outdoor area equal to 45% of the **gross floor area** of the **building** or **buildings** shall be used for no other purpose than **landscaping**.

(339) Exception RA 339

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

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** and **rear lot line** is 3.0 metres;
- (C) the maximum height is the lesser of 11.5 metres or 3 storeys;
- (D) **parking spaces** shall be provided at a minimum rate of 1.4 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 1.0 space per **dwelling unit** shall be located in a **building** and used by residents; and
 - (ii) a minimum of 0.3 spaces per **dwelling unit** shall be used for visitor parking;
- (E) the maximum **lot coverage** is that which lawfully existed on the dated of the passage of this by-law;
- (F) they only uses permitted are:
 - (i) **apartment building**; and
 - (ii) **private-home day care**.

(340) Exception RA 340

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

- (A) The minimum setback from a **lot line** that abuts a **street** is 9.0 metres.
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) The minimum separation distance between the **main walls** of two principal **buildings** on the same **lot building** is the average of the combined height of the two **buildings**;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50);
- (F) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 50% of the spaces shall be located below grade; and
 - (ii) 0.125 spaces per **dwelling unit** shall be used as visitor parking; and
- (G) The maximum **lot coverage** is 20%.
- (H) A minimum 40% of the **lot area** shall be used for no other purpose than **landscaping**.
- (I) The minimum height is the lesser of 8 storeys and 26 metres.

(341) Exception RA 341

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

- (A) The minimum setback from the **front lot line** is 25 metres, measured from the original centre line of Bellamy Road;
- (B) the minimum setback from a **side lot line** or rear **lot** setback is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** shall be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50).
- (E) The maximum **lot coverage** is 33%; and
- (F) The following uses are permitted provided they are located on the **first floor** and the total combined **interior floor area** these uses does not exceed 47 m²:
 - (i) **personal service shop**;
 - (ii) dry cleaning and laundry pick-up and delivery;
 - (iii) photographic pick-up and delivery; and
 - (iv) **retail store**.

(343) Exception RA 343

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

- (A) the minimum setback from a **lot line** that abuts:
 - (i) Bellamy Road North is 9.0 metres; and
 - (ii) Grace Street is 6.0 metres
- (B) The minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**, except that the minimum setback from a **side lot line** parallel to Grace Street is 3.0 metres.
- (C) For **buildings** exceeding 3 storeys or 11.0 metres, **amenity space** shall be provided at a rate of 0.9 square metres per **dwelling unit**.
- (D) **Parking spaces** shall be provided at a minimum rate of 1.025 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 0.88 spaces per **dwelling unit** shall be used for residents parking; and
 - (ii) a minimum of 0.145 spaces per **dwelling unit** shall be used for visitor parking;
- (E) The maximum height of a **building** located within 34 metres of a **lot line** abutting Grace Street is the lesser of 3 storeys and 11.0 metres.
- (F) The maximum **lot coverage** is 33%.
- (G) a **retail store** is permitted in the **first floor** of the principal **building** provided total combined **interior floor area** does not exceed 42 square metres; and
- (H) these lands must comply with Prevailing By-law Section 955.10 (568).

(344) Exception RA 344

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

- (A) **Amenity space** shall be provided at a minimum rate of 1.0 square metres per **dwelling unit**;
- (B) The maximum **building** height is 19.0 metres;
- (C) **Parking spaces** shall be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 1.2 spaces per **dwelling unit** shall be used for resident parking; and
 - (ii) a minimum of 0.1 spaces per **dwelling unit** shall be used for visitor parking;
- (D) The maximum **lot coverage** is 28%;
- (E) The maximum **gross floor area** is 1.6 times the area of the **lot**;
- (F) The minimum setback from a **front lot line** is 3.0 metres.
- (G) The minimum setback from a **side lot line** is 1.0 metres.

(346) Exception RA 346

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 357-2003, as amended.

(347) Exception RA 347

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 23835.

(348) Exception RA 348

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 19340 and 19369.

(349) Exception RA 349

The lands subject to this exception must comply with Regulation 955.10.(544).

(350) Exception RA 350

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 31619.

(351) Exception RA 351

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 31347 and 31509.

(358) Exception RA 358

The lands subject to this exception shall comply with all the following:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
- (B) The minimum setback from a **lot line** that abuts **street** is 3.0 metres;
- (C) The maximum height for a principal **building** or **structure** shall be the lesser of 17.0 metres and 4 storeys;
- (D) the minimum number of **parking space** shall be equal to 1.6 **parking spaces** per **dwelling unit**; and of the required **parking spaces**:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall be located within a **building**; and
 - (ii) a minimum of 0.3 **parking spaces** per **dwelling unit** shall be used for visitor parking; and
- (E) the maximum **lot coverage** is the **lot coverage** that existed on the **lot** on the date of the enactment of the by-law.

(359) Exception RA 359

The lands subject to this exception shall comply with all the following:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
- (B) the minimum setback from the northerly **lot line** is 60.0 metres;
- (C) a **soft landscape** strip having a minimum width of 1.5 metres shall be provided along the entire length of the northerly **lot line**;
- (D) **amenity space** shall be provided at a rate of 2.2 square metres per **dwelling unit**;
- (E) The maximum height for a principal **building** or **structure** is:
 - (i) the lesser of 30 metres and 10 storeys for that portion of the **building** located less than 17.0 metres

- from a **lot line** abutting a **street**; and
 - (ii) the lesser of 36 metres and 12 **storey** for that portion of the **building** located 17.0 metres or more from a **lot line** abutting a **street**; and
 - (F) the minimum number of **parking space** shall be equal to 1.4 **parking spaces** per **dwelling unit**; and of the required **parking spaces**:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall be located within a **building**; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be used for visitor parking; and
 - (G) **parking spaces** for a **day nursery** shall be provided at a rate of 3 **parking spaces** per 100 sq. metres of **interior floor area** used for a **day nursery**;
 - (H) the maximum **lot coverage** is 33%.
- (360) Exception RA 360

The lands subject to this exception shall comply with all the following:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
- (B) The minimum setback from a **lot line** that abuts **street** is 3.0 metres;
- (C) **Amenity space** shall be provided at a rate of 3.0 square metres per **dwelling unit**;
- (D) The maximum height for a principal **building** or **structure** is 38 metres measured vertically from the average elevation of the finished grade at the **front wall** of the **building** to the low part of the eaves at its intersection with the **main wall** of the **building**;
- (E) the minimum number of **parking spaces** shall be equal to 1.4 **parking spaces** per **dwelling unit** and of the required **parking spaces**:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall be located within a **building**
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be used for visitors parking; and
- (F) The maximum height of a **building** or **structure** is the lesser of 4 storeys and 14.0 metres;
- (G) the maximum **lot coverage** is 33%.
- (H) Matters to be provided pursuant to Section 36 of the Planning Act, 1983:
 - (i) The owner, at its expense, and in accordance with, and subject to, the agreements referred to in Section 2(2) herein, shall provide a cash contribution to the Corporation of the former City of Scarborough in the sum of Seventy Thousand Dollars (\$70,000.00) to be paid prior to the issuance of any **Building** Permits, to be used by the City towards the improvement and development of the Rouge Community Park; and the owner shall donate sculptures with a worth or value of Thirty Thousand Dollars (\$30,000.00).
 - (ii) The owner of the lands shall enter into one or more agreements with the Corporation of the former City of Scarborough pursuant to Section 36 of the Planning Act, 1983, to secure the matters referred to in Section 2(1) herein and which shall be registered on title of the lands to which this By-law applies prior to the issuance of any **Building** Permits.

(361) Exception RA 361

The lands subject to this exception shall comply with all the following:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) a minimum of 36.0 metres measured from the centre line of Meadowvale Road, and;
 - (ii) a minimum of 7.5metres from Generation Boulevard.
- (C) the minimum setback from the **side lot lines** is 7.5 metres
- (D) the minimum setback from the **rear lot line** is 7.5 metres
- (E) the maximum **lot coverage** is 30%.
- (F) all parts of a **building** located below grade and used for parking or storage of **vehicle** shall be setback from a **lot line** that abuts a **street** the greater of :
 - (i) 3.0metres; and
 - (ii) a distance equal to the distance from the surface of the lowest floor of the **structure** to the grade.
- (G) a minimum of 45% of the **lot** shall be **landscaped**;
- (H) A wholly enclosed **building** used only for the storage of waste shall be setback a minimum of 1.5 metres from a **lot line** that abuts a **street**;

- (I) The maximum height of a **building** or **structure** is the lesser of 10 metres and 3.0 storeys;
- (J) the minimum number of **parking space** shall be equal to 2.0 **parking spaces** per **dwelling unit** and of the required **parking spaces**:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall be used for resident **parking spaces**; and
 - (ii) a minimum of 1.0 **parking space** per **dwelling unit** shall be used for visitor **parking spaces**; and
- (K) an area used for the parking or storage of a **vehicle** may be located in a yard abutting Generation Boulevard and Meadowvale Road if it is a minimum of 1.5 metres from all **lot lines**;
- (L) **amenity space** shall be provided at a rate of 46 square metres plus 0.9 square metres for each unit over 50 units.
- (M) a minimum 7.5 metre wide of land used for **soft landscaping** shall be located along the entire length of a any **lot line** that abuts Meadowvale Road.

(362) Exception RA 362

The lands subject to this exception shall comply with all the following:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**
- (B) The minimum setback from a **lot line** that abuts **street** is 25.0 metres
- (C) the minimum setback from the **side lot lines** is 12.0 metres
- (D) the minimum setback from the **rear lot line** is 12.0 metres
- (F) the maximum **lot coverage** is 18%.
- (G) all parts of a **building** located below grade and used for parking or storage of **vehicle** shall be setback from a **lot line** that abuts a **street** the greater of :
 - (i) 3.0metres; and
 - (ii) a distance equal to the distance from the surface of the lowest floor of the **structure** to the grade.
- (H) a minimum of 42% of the **lot** shall be **landscaped**.
- (I) the maximum height of a **building** or **structure** shall be the lesser of 12 storeys and 38 metres
- (J) the minimum number of **parking space** shall be equal to 1.4 **parking spaces** per **dwelling unit**, and of the required **parking spaces** a minimum of 26% of the required **parking spaces** shall be surface parking;
- (K) **parking space** shall be permitted in any yard abutting a **street**
- (L) the minimum **parking space** dimensions which existed on the date of the enactment of the by-law apply
- (M) **amenity space** shall be provided at a rate of 9.6 square metres per **dwelling unit**.

(363) Exception RA 363

The lands subject to this exception shall comply with all the following:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**
- (B) The minimum setback from a **lot line** that abuts:
 - (i) Meadowvale Road is 18.0 metres
 - (ii) Dean Park Road is 12.0 metres
 - (iii) Braymore Boulevard is 9.0 metres
 - (iv) any other **street** is 7.5 metres
- (E) The minimum setback from a side or **rear lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**
- (F) The minimum separation between **buildings** on a **lot** is equal to 1/2 the total height of the two **buildings**
- (G) the maximum **lot coverage** is 17%;
- (H) **amenity space** shall be provided in each **building** at a rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of 50 units in that **building**.
- (I) all parts of a **building** located below grade and used for parking or storage of **vehicle** shall be setback from a **lot line** that abuts a **street** the greater of :
 - (i) 3.0metres; and
 - (ii) a distance equal to the distance from the surface of the lowest floor of the **structure** to the grade.
- (J) The minimum area used for **soft landscaping** shall not be less than an area equal to 45% of the **gross floor area** of all **buildings** on the **lot**;

- (L) A 1.5 metre wide **landscaping** strip shall be provided along the entire length of the **lot line** abutting Meadowvale Road.
- (M) a **landscape** strip having a minimum width of 1.5 metres shall be provided along the entire length of the northerly **lot line**
- (N) **Parking spaces** shall be provided at a rate of 1.2 **parking spaces** per **dwelling unit** of which:
 - (i) a minimum of 0.7 **parking spaces** per **dwelling unit** are to be located in a principal **building**; and
 - (ii) a minimum of 0.2 per **parking spaces dwelling unit** are to be located at grade and used for visitor parking.

(365) Exception RA 365

The lands subject to this exception shall comply with all the following:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**
- (B) The minimum setback from a **lot line** that abuts a **street** is 3.0 metres
- (C) The minimum setback from a **lot line** that abuts a **street** for underground **structures** is 1.0 metre
- (B) The minimum setback from a **lot line** that abuts an Open Space z one category is 15.0 metres
- (C) The minimum setback from a **lot line** that abuts an Open Space z one category for underground **structures** is 0.0 metres
- (D) the maximum **lot coverage** is 45%.
- (E) **Amenity space** shall be provided at a rate of 1.0 square metres per **dwelling unit**.
- (F) No open balconies shall be permitted to face the westerly **lot line**
- (G) The maximum height for a principal **building** or **structure**:
 - (i) the lesser of 13.0 metres and 4 storeys for that portion of the **building** located less than 50.0 metres from a **lot line** abutting Sheppard Avenue and the lesser of 28.0 metres and 9 storeys for that portion of the **building** located between 50.0 metres and 175.0 metres from a **lot line** abutting Sheppard Avenue East and the lesser of 13.0 metres and 4 storeys for that portion of the **building** located beyond 175.5 metres from a **lot line** abutting Sheppard Avenue East
 - (ii) 54.0 metres in all other cases
- (H) the second floor contained in **dwelling units** located on the ninth **storey** in the **buildings** shall be considered as one story in total
- (I) **Parking spaces** shall be provided at a rate of 1.4 **parking spaces** per apartment **dwelling unit**?
 - (i) a minimum of 1.2 **parking space** per **dwelling unit** shall within a **building**
 - (ii) a minimum of 0.2 spaces per **dwelling unit** shall be for visitors
- (J) **Parking spaces** shall be provided at a rate of 2.0 **parking spaces** per **dwelling unit**
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall within a **building**
 - (ii) a minimum of 1.0 **tandem parking space** per dwelling unit

(366) Exception RA 366

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 29075, 31617 and 32063.

(367) Exception RA 367

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 29075.

(368) Exception RA 368

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 32230.

(369) Exception RA 369

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 32737.

(370) Exception RA 370

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 19951.

- (371) Exception RA 371
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 14249 and 32077.
- (372) Exception RA 372
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 32474 and 31841.
- (373) Exception RA 373
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 21147 and 21247.
- (374) Exception RA 374
The lands subject to this exception must comply with Regulation 955.10.(1081).
- (375) Exception RA 375
The lands subject to this exception shall comply with all the following:
- (A) A **retail store**, having a floor space not in excess of 65.03m², may be located within a **building** situated on the lands described as Block "B", Plan 7012, provided that no advertising signs shall be affixed to the exterior walls of the said **retail store**.
 - (B) In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10.60.
- (377) Exception RA 377
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 30407.
- (378) Exception RA 378
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 14863, 28211, 28241, 28453, and 31172.
- (379) Exception RA 379
The lands subject to this exception must comply with Regulation 955.10.(543).
- (380) Exception RA 380
The lands subject to this exception must comply with Regulation 955.10.(543).
- (381) Exception RA 381
The lands subject to this exception must comply with Regulation 955.10.(257).
- (382) Exception RA 382
The lands subject to this exception must comply with Regulation 955.10.(258).
- (383) Exception RA 383
The lands subject to this exception must comply with Regulation 955.10.(259).
- (384) Exception RA 384
The lands subject to this exception must comply with Regulation 955.10.(260).
- (385) Exception RA 385
The lands subject to this exception must comply with Regulation 955.10.(261).
- (386) Exception RA 386
The lands subject to this exception must comply with Regulation 955.10.(262).
- (387) Exception RA 387
The lands subject to this exception must comply with Regulation 955.10.(173).
- (388) Exception RA 388
The lands subject to this exception must comply with Regulation 955.10.(263).

- (389) Exception RA 389
The lands subject to this exception must comply with Regulation 955.10.(264).
- (390) Exception RA 390
The lands subject to this exception must comply with Regulation 955.10.(265).
- (391) Exception RA 391
The lands subject to this exception must comply with Regulation 955.10.(266).
- (392) Exception RA 392
The lands subject to this exception must comply with Regulation 955.10.(267).
- (393) Exception RA 393
The lands subject to this exception must comply with Regulation 955.10.(268).
- (394) Exception RA 394
The lands subject to this exception must comply with Regulation 955.10.(269).
- (395) Exception RA 395
The lands subject to this exception must comply with Regulation 955.10.(270).
- (396) Exception RA 396
The lands subject to this exception must comply with Regulation 955.10.(271).
- (397) Exception RA 397
The lands subject to this exception must comply with Regulation 955.10.(272).
- (398) Exception RA 398
The lands subject to this exception must comply with Regulation 955.10.(273).
- (399) Exception RA 399
The lands subject to this exception must comply with Regulation 955.10.(274).
- (400) Exception RA 400
On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 30509.
- (401) Exception RA 401
The lands subject to this exception must comply with Regulation 955.10.(275).
- (402) Exception RA 402
The lands subject to this exception must comply with Regulation 955.10.(276).
- (403) Exception RA 403
On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 693-2004, as amended.
- (404) Exception RA 404
On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 27269, and 27144.
- (405) Exception RA 405
The lands subject to this exception shall comply with the following:
- (A) The lands may be used for a 14 **storey**, 13 suite **apartment building**.
 - (B) **Gross Floor Area** shall not exceed 38,000 square feet.
 - (C) A minimum of 40 **parking spaces** shall be provided, all of which shall be underground.
 - (D) 10,000 square feet of **landscaped** are to be provided and consist of at least lawn and ornamental shrubs maintained in a healthy growing condition, neat and orderly in appearance.
- (406) Exception RA 406

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 26370.

(407) Exception RA 407

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 23063, and 22255.

(408) Exception RA 408

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 69-2000, as amended.

(409) Exception RA 409

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 23063, and 22255.

(410) Exception RA 410

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 23063, 22255, 26936, and 27549.

(411) Exception RA 411

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

a **retail store** is permitted on the ground floor or below grade of the **building** located on Block D2, Plan M-834, provided that :

- (a) the floor area of the store shall not exceed 41.8m²
- (b) no direct access to the store from the exterior of the **building**
- (c) no sign advertising the store erected on the lands or affixed to the **building**
- (d) the goods to be sold be limited to day-to-day convenience items such as milk, bread, but not fresh fruit and vegetables
- (e) no electronic video games or other such amusement machines be located in the store.

(412) Exception RA 412

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

a **retail store** is permitted on the ground floor of an **apartment building** provided that:

- (a) the floor area of the **retail store** shall not exceed 98.5 m².
- (b) there shall be no access from the exterior of the **building**
- (c) no sign advertising the site shall be erected or affixed to the exterior or the interior so as to be visible from any of the adjacent street

(413) Exception RA 413

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

The lands may be used for the purpose of an **apartment building** having a westerly **side yard** of not less than 10.66m and a **rear yard** of not less than 10.97m with **retail stores** occupying not more than 464.5m² on the ground floor.

(414) Exception RA 414

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 28182, 29398 and 30208.

(415) Exception RA 415

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 28394, and 28643.

(416) Exception RA 416

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

(A) The applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws , 23874, 28644, 23063, and 22255.

(B) In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to

the requirements in Section 10. 60.

(417) Exception RA 417

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

(A) The applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 23395, 23063, and 22255.

(B) In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10. 60.

(418) Exception RA 418

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 21769.

(419) Exception RA 419

The lands subject to this exception must comply with Regulation 955.10.(1116).

(420) Exception RA 420

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

(A) **Lot** Requirements

(i) the minimum **lot frontage** is 120 metres.

(B) **Building** Requirements

(i) the maximum height of an **apartment building** is 6 storeys, not including a mechanical floor;

(ii) the maximum **floor space index** is 2.5;

(iii) the minimum **front yard setback** is 2.0 metres;

(iv) the minimum **rear yard setback** is 10.0 metres;

(v) the minimum east **side yard setback** is 3.0 metres; and

(vi) the minimum west **side yard setback** is 5.0 metres;

(C) **Landscaping** Requirements

(i) the minimum area of the **lot** to be used as **landscaping** is 21%; and

(ii) the minimum indoor **amenity space** provided and maintained is 680 square metres;

(D) **Parking** Requirements

(i) the minimum on-site **parking space** rate is 1.25 for each **dwelling unit**;

(ii) the minimum number of visitor **parking spaces** is 18; and

(iii) all the **parking spaces** shall be located underground with the exception of 2 surface **parking spaces** reserved for visitors parking and the additional 16 visitor **parking spaces** are to be located on the upper level of the underground **parking garage**.

(E) **Loading** Requirements

(i) the minimum number of on-site **loading spaces** is 1.

(F) **Additional** Requirements

(i) the minimum width of all two-way **driveways** for **vehicle** access to and from the lands is 6.0 metres; and

(ii) all walkways and all interior and exterior accesses to the **apartment building** are to be accessible by wheelchair.

(421) Exception RA 421

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

(A) **Building** Types

(i) **apartment buildings** and a **community centre** are permitted; and

(ii) no **ancillary buildings** are permitted, except for recreational or security purposes.

(B) **Lot** Requirements

(i) the minimum **lot frontage** is 167.0 metres.

(C) **Building** Requirements

(i) the maximum number of **apartment buildings** is 2;

- (ii) the maximum height of each of the **apartment buildings** is 20 storeys, not including a mechanical floor or **parking garage** floors;
- (iii) the maximum **floor space index** is 3.0;
- (iv) the **gross floor area** of the **community centre** is 360 square metres; and
- (v) the minimum setbacks are as shown on Schedule x to this exception;

scan of Schedule B to bylaw 1318-88

(D) **Landscaping** Requirements

- (i) the minimum area of the **lot** to be used as **landscaping** is 21%; and
- (ii) the minimum indoor **amenity space** provided and maintained is 800 square metres.

(E) **Parking** Requirements

- (i) the minimum on-site **parking space** rate is 1.00 for each **dwelling unit**;
- (ii) the minimum number of **parking spaces** reserved for the **community centre** is 8; and
- (iii) the 8 **parking spaces** reserved for the **community centre** are to be located on the surface.

(F) **Additional** Requirements

- (i) two **vehicle** access points are permitted, the primary access point is from Bellevue Crescent and the secondary access point is from Wilby Crescent;
- (ii) the minimum width of all two-way **driveways** for **vehicle** access to and from the lands is 6.0 metres; and
- (iii) all walkways and all interior and exterior accesses to the **apartment building** are to be accessible by wheelchair.

(423) Exception RA 423

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

(A) **Building** Types

- (i) a maximum of 2 **apartment buildings** is permitted; and
- (ii) a **building** used for recreational purposes.

(B) **Lot** Requirements

- (i) the minimum **lot frontage** is 197.0 metres.

(C) **Building** Requirements

- (i) the maximum height of each of the **apartment buildings** is 26 storeys, not including a mechanical floor or **parking garage** floors;
- (ii) the maximum height of the **building** used for recreational purposes is 1 **storey**;
- (iii) the minimum setback of the **building** used for recreational purposes from Weston Road is 45 metres;
- (iv) the **building** used for recreational purposes is to provide 1 or 2 swimming pool(s) which total area of the pool(s) is 232 square metres; recreational rooms or children's nursery which total area is 185 square metres; and the indoor or outdoor **amenity space** is 3,075 square metres for each **apartment building**;
- (v) each **apartment building** may have 1 office having a maximum size of 92 square metres; and which is located on the **first floor**; and
- (vi) the minimum setbacks are as shown on Schedule x to this exception;
scan of Schedule B to bylaw 865
- (vii) the minimum separation distance between the 2 **apartment buildings** is 60.0 metres;
- (viii) the minimum separation distance between the northern most **apartment building** and the railway corridor to the east is 15 metres;

(D) **Landscaping** Requirements

- (i) the minimum area of the subject lands to be used as **landscaping** is 29%;

(E) **Parking** Requirements

- (i) the minimum on-site **parking space** rate is 1.25 for each **dwelling unit**, of which 0.25 for each **dwelling unit** is reserved for visitors **parking spaces**; and
- (ii) all surface **parking spaces** are reserved for visitors parking and all remaining required visitors **parking spaces** are to be on the upper level of the underground **parking garage**.

(F) **Additional** Requirements

- (i) each **apartment building** must have 1 **vehicle** access from Weston;
- (ii) the southern most **apartment building** may have 1 **vehicle** access from Wright Avenue;
- (iii) the maximum height of a decorative masonry wall erected and maintained along the north eastern boundary of the lands adjoining the railway corridor is 1.8 metres; and
- (iv) no below grade **structure** is to have a greater depth than the setback of such **structure** from the **street** line of Weston Road.?

(424) Exception RA 424

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 25937 and 26244.

(425) Exception RA 425

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 25740.

(426) Exception RA 426

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 28107 and 26570.

(427) Exception RA 427

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 30894, 27213, and 27162.

(428) Exception RA 428

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

(A) The applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 24306, 22843.

(B) In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10. 60.

(429) Exception RA 429

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 27090.

(430) Exception RA 430

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 20495 and 20462.

(431) Exception RA 431

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 32-2007 (OMB), as amended.

(432) Exception RA 432

On the lands subject to this exception the following shall be permitted:

a portion of the **apartment building** may be used for the purpose of a convenience store subject to the following:

- (a) that the maximum permitted floor area devoted to the store shall be 44m²
- (b) that the said store shall be located on the ground floor only
- (c) That no external signage advertising the store
- (d) that a minimum of one surface **parking space** be provided
- (e) all other provisions

(433) Exception RA 433

On the lands subject to this exception the following shall be permitted:

(A) **Building** Types

- (i) a 9 **storey apartment building** with a maximum of 60 **dwelling units** at 29 Church Street;
- (ii) a 6 **storey apartment building** with a maximum of 41 **dwelling units** at 36 Church Street; and

- (iii) two 27 **storey apartment buildings** with a maximum of 212 **dwelling units** with each of the 2 **apartment buildings** at 2450-2460 Weston Road.

(434) Exception RA 434

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

(A) **Building Types**

- (i) the only permitted **building** type is an **apartment building**.

(B) **Lot Requirements**

- (i) the minimum **lot frontage** is 59 metres.

(C) **Building Requirements**

- (i) the maximum **floor space index** is 2.00;
(ii) the minimum **front yard setback** is 7.6 metres;
(iii) the minimum **rear yard setback** is 7.6 metres;
(iv) the minimum **side yard setback** is half the height of the **apartment building** or 7.6 metres, which ever is greater; and
(v) the minimum distance between any **parking space** and the **apartment building** is 3.0 metres.

(D) **Landscaping Requirements**

- (i) the minimum area of the **lot** to be used as **landscaping** is 25%.

(E) **Parking Requirements**

- (i) the minimum on-site **parking space** rate is 1.25 for each **dwelling unit**; and
(ii) the minimum number of **parking spaces** to be within an enclosed **building** is 50%.

(435) Exception RA 435

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

(A) **Building Types**

- (i) the only permitted **building** type is an **apartment building**.

(B) **Lot Requirements**

- (i) the minimum **lot frontage** is 45.0 metres.

(C) **Building Requirements**

- (i) the maximum height of the **apartment building** is 21.3 metres;
(ii) the maximum **floor space index** is 2.16;
(iii) the minimum **front yard setback** is 7.6 metres;
(iv) the minimum **rear yard setback** is 7.6 metres;
(v) the minimum north **side yard setback** is 11.5 metres;
(vi) the minimum south **side yard setback** is 10.6 metres; and
(vii) the minimum distance between any **parking space** and the **apartment building** is 3.0 metres.

(D) **Landscaping Requirements**

- (i) the minimum area of the **lot** to be used as **landscaping** is 25%.

(E) **Parking Requirements**

- (i) the minimum on-site **parking space** rate is 1.25 for each **dwelling unit**; and
(ii) the minimum number of **parking spaces** to be within an enclosed **building** is 50%.

(436) Exception RA 436

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.60.1, being former City of York by-law 200.

(437) Exception RA 437

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

- (A) The applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 32539.

- (B) In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10. 60.

(438) Exception RA 438

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

(A) **Lot Requirements**

- (i) the minimum **lot frontage** is 75.0 metres;

(B) **Building Requirements**

- (i) the maximum height of an **apartment building** is 13 storeys, not including a mechanical floor;
- (ii) the minimum yard setbacks are as shown on Schedule x (Schedule B of bylaw 1566-73 to be scanned)

(C) **Landscaping Requirements**

- (i) the minimum area of the **lot** to be used as **landscaping** is 29%; and
- (ii) the minimum **amenity space** provided and maintained is 1,000 square metres, which shall include a 55 square metre children's recreational room located in the **apartment building**.

(D) **Parking Requirements**

- (i) the minimum on-site **parking space** rate is 1.25 for each **dwelling unit**, of which 0.25 for each **dwelling unit** is reserved for visitors **parking spaces**; and
- (ii) all the required visitors **parking spaces** are to be located underground on the upper **parking garage** level.

(E) **Additional Requirements**

- (i) not more than 1 **driveway** for **vehicle** access to the lands is permitted from Weston Road;
- (ii) the minimum distance of the **driveway** from the northwest limit of the lands is 45 metres; and
- (iii) the maximum height of a solid brick wall erected along the northerly property line for a distance of 22 metres from the widened Weston Road street allowance is 1.2 metres.

(439) Exception RA 439

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

(A) **Building Requirements**

- (i) the maximum height of an **apartment building** is 21 storeys;
- (ii) the maximum **floor space index** is 3.25;
- (iii) the minimum **front yard setback** is 10.5 metres;
- (iv) the minimum **rear yard setback** is 6.0 metres;
- (v) the minimum west **side yard setback** is 55.0 metres; and
- (vi) the minimum east **side yard setback** is 7.0 metres;

(B) **Landscaping Requirements**

- (i) the minimum area of the **lot** to be used as **landscaping** is 25%; and
- (ii) the minimum **amenity space** provided and maintained for such purposes as children's play areas, swimming pools, and games rooms is 1,650 squares metres.

(C) **Parking Requirements**

- (i) the minimum on-site **parking space** rate is 1.25 for each **dwelling unit**, of which 0.25 for each **dwelling unit** is reserved for visitors **parking spaces**; and
- (ii) all the required on-site **parking spaces** are to be located underground, with the required visitors **parking spaces** located on the upper **parking garage** level.

(D) **Ancillary Buildings**

- (i) **ancillary buildings** are not permitted.

(E) **Additional Requirements**

- (i) the minimum width of access **driveways** and ramps is 6.0 metres;
- (ii) **vehicle** access to and from the underground **parking garage** is restricted to 1 access from Weston Road; and
- (iii) the **dwelling units** facing Weston Road are to contain individual-unit central air conditioning systems, and the remaining **dwelling units** are to be designed to allow for the installation of window-mounted air conditioning units.

(440) Exception RA 440

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 336-2001(OMB), as amended.

(441) Exception RA 441

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 21769.

(442) Exception RA 442

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 21899.

(443) Exception RA 443

The lands subject to this exception must comply with Regulation 955.10.(548).

(444) Exception RA 444

The lands subject to this exception must comply with Regulation 955.10.(306).

(445) Exception RA 445 and (f)

The lands subject to this exception must comply with Regulation 955.10.(344).

(446) Exception RA 446

The lands subject to this exception must comply with Regulation 955.10.(345).

(447) Exception RA 447

The lands subject to this exception shall comply with all the following:

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

- (i) Eglinton Avenue is 36.0 metres, measured from the original centreline of the **street**; and
- (ii) Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;

(C) the maximum **lot coverage** is 25%;

(D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;

(E) the elevation of the **basement** floor shall be a minimum of 3.5 metres higher than the invert of Massey Creek;

(F) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and

(G) **parking spaces** shall be provided at a rate of 1.25 **parking spaces** per **dwelling unit**.

(448) Exception RA 448

The lands subject to this exception shall comply with all the following:

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

- (i) Eglinton Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (ii) Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;

(C) the maximum **lot coverage** is 25%;

(D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and

(E) the elevation of the **basement** floor shall be a minimum of 3.5 metres higher than the invert of Massey Creek.

(449) Exception RA 449

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;

(C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;

(D) the following uses are also permitted:

- (i) office; and
- (ii) place of worship

(450) Exception RA 450

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Eglinton Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts the **street** is 19.0 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) the minimum setback from the **rear lot line** is 21.0 metres

(452) Exception RA 452

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of **dwelling units** permitted is equal to 1 **dwelling unit** for each 45 square metres of **lot area**;
- (B) the minimum setback from a **lot line** that abuts Eglinton Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) the maximum **lot coverage** is 25%; and
- (E) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

(453) Exception RA 453

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 27.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**; and
- (C) The maximum **lot coverage** is 30%
- (D) On the portion of the lands being part of Borough **Lot 29**, Concession "D", the maximum number of **dwelling units** permitted is equal to 1 **dwelling unit** for each 64 square metres of **lot area**; and
- (E) On the portion of the lands being part of Registered Plans of Subdivision 3290, 4150 and 5373, a garage erected on the following lands may be located a minimum of 0.3 metres from the **side lot line** the **driveway** side of a dwelling.

(454) Exception RA 454

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 27.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 30%.

(455) Exception RA 455

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 4.0 metres;
- (C) the maximum **lot coverage** is 40%;
- (D) the maximum height for a principal **building** or **structure** is the lesser of 4.0 storeys and 14 metres;
- (E) an enclosed refuse storage room shall be provided on the site.

(456) Exception RA 456

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is
 - (i) where the **lot line** abuts a **lot** in a RD or RS zone the greater of:
 - (a) 15 metres; and

- (b) a distance equal to 1/2 the height of the **building**; and
- (ii) in all other cases a distance equal to 1/2 the height of the **building**;
- (C) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (D) the maximum **lot coverage** is 18%;
- (E) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (F) resident **parking spaces** shall be provided at a rate of 0.74 for each **dwelling unit** and shall be located below ground;
- (G) visitor **parking space** shall be provided at a rate of 0.12 for each **dwelling unit**;
- (H) educational training facilities are permitted provided:
 - (i) the maximum **interior floor area** used in not more than 812.0 square metres;
 - (ii) it is only located in the **basement**; and
 - (iii) **parking spaces** are provided at a rate of 3 for each 100 square metres used for educational training facilities

(457) Exception RA 457

The lands subject to this exception shall comply with all the following:

- (A) the maximum **gross floor area** of all **buildings** shall not be more than 1.5 times the **lot area**;
- (B) the minimum setback from a **lot line** that abuts Eglinton Avenue is 36 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the total combined height of the two **buildings**;
- (F) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) the maximum **lot coverage** is 18%;
- (H) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) **parking spaces** shall be provided at a rate of 1.125 for each **dwelling unit**; and
- (J) of the required **parking spaces**:
 - (i) a minimum of 75 % shall be located underground; and
 - (ii) a minimum of 11 % shall be used only for visitor parking.

(458) Exception RA 458

The lands subject to this exception must comply with Regulation 955.10.(305).

(459) Exception RA 459

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

- (A) Permitted Uses
 - (i) commercial uses limited to a **retail store**; **eating establishment**, **personal service shop**, **financial institution**, or medical office.
- (B) **Building Types**
 - (i) the maximum number of **apartment buildings** is 4; and
 - (ii) a **building** used for the commercial uses.
- (C) **Building Requirements**
 - (i) the maximum number of **dwelling units** permitted in the 4 **apartment buildings** is 1,079;
 - (ii) the maximum height of an **apartment building** is 21 storeys, not including mechanical floors;
 - (iii) the maximum height of the commercial **building** is 1 **storey**;
 - (iv) the maximum area of the commercial **building** is 930 square metres;
 - (v) the minimum **amenity space** to be provided and maintained at each of the 4 **apartment buildings** is 3,400 squares metres, which shall include a children's nursery having a minimum area of 93 square metres and a swimming pool having a minimum size of 111 square metres;
 - (vi) each **apartment building** may have 1 office having a maximum size of 92 square metres; and which is located on the **first floor**; and

(vii) the minimum yard setbacks and the minimum separation distances between the **apartment buildings** are those that existed on the day of the enactment of this By-law.

(D) **Landscaping** Requirement

(i) the minimum area of the subject lands to be used as **landscaping** is 35%;

(E) **Parking** Requirements

(i) the minimum on-site **parking space** rate is 1.00 for each **dwelling unit**;

(ii) the minimum on-site visitors **parking space** rate is 1.00 for every 8 **dwelling units**; and

(iii) the minimum number of on-site **parking spaces** to be provided for customers of the **building** used for commercial uses is 15;

(iv) the minimum number of on-site **parking spaces** to be provided for employees of the **building** used for commercial uses is 20 to be provided in the underground **parking garage**; and

(iv) all surface **parking spaces** are reserved for visitors parking.

(F) **Additional** Requirements

(i) access to and from the subject lands shall be limited to the westerly extension of East Drive.

(460) Exception RA 460

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 28926.

(461) Exception RA 461

The lands subject to this exception must comply with Regulation 955.10.(303).

(462) Exception RA 462

The lands subject to this exception must comply with Regulation 955.10.(304).

(463) Exception RA 463

On these lands the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 25537, 26552.

(464) Exception RA 464

The lands subject to this exception must comply with Regulation 955.10.(307).

(465) Exception RA 465

The lands subject to this exception must comply with Regulation 955.10.(340).

(466) Exception RA 466

The lands subject to this exception must comply with Regulation 955.10.(298).

(467) Exception RA 467

The lands subject to this exception must comply with Regulation 955.10.(299).

(468) Exception RA 468

The lands subject to this exception must comply with Regulation 955.10.(300).

(469) Exception RA 469

The lands subject to this exception must comply with Regulation 955.10.(301).

(470) Exception RA 470

The lands subject to this exception must comply with Regulation 955.10.(302).

(471) Exception RA 471

The lands subject to this exception must comply with Regulation 955.10.(341).

(472) Exception RA 472

The lands subject to this exception must comply with Regulation 955.10.(308).

(473) Exception RA 473

The lands subject to this exception must comply with Regulation 955.10.(174).

(474) Exception RA 474

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 22.0 metres, measured from the centerline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback between **buildings** on the **lot** is the height of the **buildings**; and
- (D) the maximum **lot coverage** is 33%.

(475) Exception RA 475

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (B) the minimum setback between **buildings** on the **lot** is the height of the **buildings**;
- (C) the maximum **lot coverage** is 30%; and
- (D) required **parking spaces** may be located between the principal **building** and the **lot line** abutting a **street**.

(476) Exception RA 476

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (B) the minimum setback between **buildings** on the **lot** is the height of the **buildings**; and
- (C) the maximum **lot coverage** is 30%.

(477) Exception RA 477

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (B) the minimum setback from the **side lot line** is:
 - (i) 6.0 metres from the western **lot line**
 - (ii) 10.0 metres from the eastern **lot line**;
- (C) indoor **amenity space** shall be provided at a rate of 2 square metres per **dwelling unit**;
- (D) required parking shall be provided on the following basis:
 - (i) a minimum of 0.5 **parking spaces** per **dwelling unit** for a senior citizen apartment unit
 - (ii) a minimum of 1.2 **parking spaces** per **dwelling unit** for all other **dwelling unit** types;
- (E) the minimum setback from the **rear lot line** is 11.0 metres;
- (F) the maximum height for a principal **building** or **structure** is:
 - (i) 21.0 metres
 - (ii) 7 storeys, excluding mechanical and stairwell penthouses;
- (G) the maximum **lot coverage** is 33%; and
- (H) matters to be provided pursuant to Section 37 of the Planning Act R.S.O. 1990, c.P. 13, as amended:
 - (i) the Owner of the lands shall enter into one or more Agreements satisfactory to the City of Toronto, to secure the following facilities, services and matters:
 - (a) prior to issuance of the first **building** permit, the owner shall make a cash contribution to the City, in the amount of \$56,000 for **parks** improvements to Clairlea Park which contribution shall be in addition to any other contribution made or required to be made pursuant to Section 42 of the Planning Act.

(478) Exception RA 478

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts St. Clair Avenue is 22.0 metres, measured from the centerline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback between **buildings** on the **lot** is the height of the **buildings**; and
- (D) the maximum **lot coverage** is 30%.

(479) Exception RA 479

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue 3.0 metres;

- (B) the minimum setback from a **lot line** that abuts St. Clair Avenue is 9.0 metres;
- (C) the minimum setback from a **lot line** for a **building** is:
 - (i) 1.9 metres if the **lot line** abuts a **lot** in a RD zone; and
 - (ii) 7.5 metres if the **lot line** abuts a **lot** in an CR Zone;
- (D) a one-storey **building** or **structure** used for refuse storage purposes is to be at least 7.5 metres from a **lot line**;
- (E) the maximum **building** height is:
 - (i) the lesser of 3 storeys and 10.5 metres for any part of a **building** located within 32.0 metres of a **lot line** that abuts a **lot line** in a RD zone; and
 - (ii) the lesser of 5 storeys and 17.0 metres in all other cases;
 - 5 storeys
- (F) a minimum **landscaping** strip of 1.9 metres shall be provided along the **lot line** that abuts a RD zone;
- (G) despite anything in this By-law, maximum **lot coverage** does not apply;
- (H) **parking spaces** shall be provided at a rate of 1.6 spaces per **dwelling unit**.
- (I) of the required parking:
 - (i) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
 - (ii) a minimum of 2 **parking spaces** shall be enclosed and arranged in tandem for each **dwelling unit** containing an integral garage;
- (J) minimum dimensions for an enclosed **parking space** within an integral garage shall be 3.0 metres in width by 6.0 metres in length; and
- (K) matters to be provided pursuant to Section 37 of the Planning Act:
 - (a) the owner of the lands at its expense and in accordance with, and subject to, the agreements referred to in Section (b) herein shall provide the following facilities, services and matters as follows:
 - (i) financial contribution to the City of Toronto in the amount of \$79,200.00 toward improvements to Stanford Park, Edge Park and Tiago Daycare.
 - (b) the owner of the lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act, to secure the facilities, services and matters referred to in Section (1)(a) herein and which shall be registered on title to the lands to which this By-law applies.

(480) Exception RA 480

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts:
 - (i) a **street** is 7.5 metres
 - (ii) Victoria Park Avenue is 22.0 metres, measured from the centerline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback between **buildings** on the **lot** is the height of the **buildings**;
- (D) the maximum **lot coverage** is 30%; and
- (E) for **Lots** 74, 75, 76, 77 and the northerly 3.05 m of **Lot** 78, Registered Plan 1859, the minimum setback from a **lot line** that abuts Pitt Avenue is 7.5 metres.

(481) Exception RA 481

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 18.0 metres, measured from the original centreline of the **street**;
- (B) required resident parking shall be provided as enclosed **parking spaces**;
- (C) a minimum total of 3 **parking spaces** shall be provided for visitors;
- (D) the minimum setback from a **side lot line** is 6.0 metres;
- (E) the minimum setback from a **rear lot line** is 5.7 metres; and
- (F) the maximum **lot coverage** is 33%.

(482) Exception RA 482

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts:
 - (i) a **street** is 7.5 metres

- (ii) Pharmacy Avenue is 22.0 metres, measured from the centerline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback between **buildings** on the **lot** is the height of the **buildings**; and
- (D) the maximum **lot coverage** is 30%.

(483) Exception RA 483

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 31.0 metres, measured from the original centerline of the **street**;
- (B) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (C) of the required **parking spaces**:
 - (i) a minimum of 88% shall be enclosed spaces
 - (ii) a minimum of 11% shall be for visitor parking which spaces shall be located between the **lot line** that abuts the **street** and the principal **building**;
- (D) the maximum **lot coverage** is 15%;
- (E) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**
 - (i) **landscaping** shall include all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** a distance equal to 1/2 the depth of the **building** located below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) the maximum **building** height is 20 storeys;
- (H) the minimum setback from a **lot line** that abuts:
 - (i) an ON or I zone is 16.5 metres
 - (a) a corner of the principal **building**, on the date of the enactment of this By-law, may remain with a lesser setback;
 - (ii) any other zone is the setback existing on the date of the enactment of this By-law;
- (I) indoor **amenity space** shall be provided at a minimum rate of 0.9 square metres for each **dwelling unit**;
- (J) indoor **amenity space** may be located within the principal **building** or within separate **buildings** on the **lot**;
- (K) the minimum setback between **buildings** on the **lot** is 1/2 the total sum of the height of the **buildings**
 - (i) a setback existing between **buildings** on the date of the enactment of this By-law is the minimum setback permitted; and
- (L) the following use is also permitted:
 - (i) **day nursery**;
 - (a) the maximum **gross floor area** is 140 square metres.

(484) Exception RA 484

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 31.0 metres, measured from the original centerline of the **street**;
- (B) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (C) of the required **parking spaces**:
 - (i) a minimum of 88% shall be enclosed spaces
 - (ii) a minimum of 11% shall be for visitor parking which shall be located between the **lot line** abutting the **street** and the principal **building**;
- (D) the maximum **lot coverage** is 15%;
- (E) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**
 - (i) **landscaping** shall include all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** a distance equal to 1/2 the depth of the **building** located below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) the minimum setback from a **lot line** that abuts:
 - (i) an ON or I zone is 16.5 metres

- (a) a corner of the principal **building**, on the date of the enactment of this By-law, may remain with a lesser setback;
- (ii) any other zone is the setback existing on the date of the enactment of this By-law;
- (H) indoor **amenity space** shall be provided at a minimum rate of 0.9 square metres for each **dwelling unit**
- (I) indoor **amenity space** may be located within the principal **building** or within separate **buildings** on the **lot**;
- (J) the minimum setback between **buildings** on the **lot** is $\frac{1}{2}$ the total sum of the height of the **buildings**
 - (i) the setback existing between **buildings** on the date of the enactment of this By-law is the minimum setback permitted.

(485) Exception RA 485

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 31.0 metres, measured from the original centerline of the **street**;
- (B) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (C) of the required **parking spaces**:
 - (i) a minimum of 88% shall be enclosed spaces
 - (ii) a minimum of 11% shall be for visitor parking which shall be located between the **lot line** that abuts the **street** and the principal **building**;
- (D) the maximum **lot coverage** is 15%;
- (E) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**
 - (i) **landscaping** shall include all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** a distance equal to $\frac{1}{2}$ the depth of the **building** located below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) the maximum **building** height is 20 storeys;
- (H) the minimum setback from a **lot line** that abuts:
 - (i) an ON or I zone is 16.5 metres
 - (a) a corner of the principal **building**, on the date of the enactment of this By-law, may remain with a lesser setback;
 - (ii) any other zone is the setback existing on the date of the enactment of this By-law;
- (I) indoor **amenity space** shall be provided at a minimum rate of 0.9 square metres for each **dwelling unit**
- (J) indoor **amenity space** may be located within the principal **building** or within separate **buildings** on the **lot**; and
- (K) the minimum setback between **buildings** on the **lot** is $\frac{1}{2}$ the total sum of the height of the **buildings**
 - (i) a separation existing between **buildings** on the date of the enactment of this By-law is the minimum separation permitted.

(486) Exception RA 486

The lands subject to this exception shall comply with all the following:

- A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 27.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to $\frac{1}{2}$ the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) a minimum of 92 square metres of indoor **amenity space** shall be provided on the **first floor**;
- (F) the minimum setback from the **rear lot line** is a distance equal to $\frac{1}{2}$ the height of the **building**;
- (G) the maximum **lot coverage** is 33%; and
- (H) the maximum height for a principal **building** or **structure** is 6 storeys.

(487) Exception RA 487

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Ellesmere Road is 30.0 metres, measured from the original centreline of the **street**;

- (B) the minimum setback from a **lot line** that abuts a **street** is 5.7 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) a minimum of 92 square metres of indoor **amenity space** shall be provided on the **first floor**; and
- (F) the maximum **lot coverage** is 33%.

(488) Exception RA 488

The lands subject to this exception must comply with Regulation 955.10.(346).

(489) Exception RA 489

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) the elevation of the **basement** floor shall be a minimum of 3.6 metres higher than the invert of Massey Creek;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (E) the maximum **lot coverage** is 33%.

(490) Exception RA 490

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 33%.

(491) Exception RA 491

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) the minimum setback from a **rear lot line** is 13.5 metres;
- (D) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit** and a minimum of 50% of the required **parking space** shall be located below grade
 - (i) visitor **parking spaces** shall be provided at a rate of 0.11 per **dwelling unit**;
- (F) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**; and
- (G) the maximum **lot coverage** is 18%.

(492) Exception RA 492

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) the elevation of the **basement** floor shall be a minimum of 3.6 metres higher than the invert of Massey Creek;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (E) the maximum **lot coverage** is 33%.

(493) Exception RA 493

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts **street** is 16.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;

- (C) the elevation of the **basement** floor shall be a minimum of 3.6 metres higher than the invert of Massey Creek;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (E) the maximum **lot coverage** is 33%.

(494) Exception RA 494

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) **parking spaces** shall be provided at a rate of 1.4 **parking spaces per dwelling unit**
 - (i) a minimum of 1.2 **parking space per dwelling unit** shall be for resident parking
 - (ii) a minimum of 0.2 **parking spaces per dwelling unit** shall be for visitor parking;
- (D) the minimum **parking space** dimensions shall be 2.7 metre in width by 5.3 metres in length;
- (E) the maximum height for a principal **building** or **structure** is 14.0 metres; and
- (F) no maximum **lot coverage** applies.

(495) Exception RA 495

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to $\frac{1}{2}$ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) the maximum **lot coverage** is 33%; and
- (E) the following use is also permitted:
 - (i) a greenhouse.

(496) Exception RA 496

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to $\frac{1}{2}$ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 33%.

(497) Exception RA 497

The lands subject to this exception shall comply with all the following:

- (A) only **dwelling units** in an **apartment building** are permitted;
- (B) the minimum setback from a **lot line** that abuts Midland Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) **parking spaces** shall be provided at a rate of 0.4 **parking spaces per 100 m² of gross floor area**,
- (F) the maximum **lot coverage** is 33%; and
- (G) the following use is also permitted:
 - (i) beauty salon
 - (a) located in the existing single detached dwelling with a maximum floor area of 20 square metres.

(498) Exception RA 498

The lands subject to this exception shall comply with all the following:

- (A) only **dwelling units** in an **apartment building** are permitted;
- (B) the minimum setback from a **lot line** that abuts Midland Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a side and **rear lot line** is a distance equal to $\frac{1}{2}$ the height of the **building**;

- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (F) the maximum **lot coverage** is 33%.

(499) Exception RA 499

The lands subject to this exception shall comply with all the following:

- (A) only **dwelling units** in an **apartment building** are permitted;
- (B) the minimum setback from a **lot line** that abuts Midland Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) the minimum setback from a side and **rear lot line** is a distance equal to $\frac{1}{2}$ the height of the **building**;
- (F) the minimum setback on the south side is a distance measured from the centreline of Town Haven Place
 - (i) the distance from the centreline is 16.6 metres;
- (G) the maximum **lot coverage** is 33%; and
- (H) the following use is also permitted:
 - (i) offices.

(500) Exception RA 500

The lands subject to this exception shall comply with all the following:

- (A) only **dwelling units** in an **apartment building** are permitted;
- (B) the minimum setback from a **lot line** that abuts Midland Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (E) the maximum **lot coverage** is 33%.

(501) Exception RA 501

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to $\frac{1}{2}$ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) the maximum **lot coverage** is 33%; and
- (E) the following use is also permitted on the eastern portion of the **lot**, as it existed on the **lot** on the date of the enactment of this By-law:
 - (i) **nursing home**;
 - (a) **nursing home** shall mean any **premises** in which persons are cared for or lodged for hire, where, in addition to sleeping accommodation and meals, personal care, nursing services, medical care and treatment are provided or made available;
 - (b) the maximum number of beds shall not exceed 230;
 - (c) a minimum 30% of the area of the eastern portion of the **lot** shall be used for no other purpose than **landscaping**;
 - (d) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres; and
 - (e) the minimum setback from a **side lot line** is a distance equal to $\frac{1}{2}$ the height of the building

(502) Exception RA 502

The lands subject to this exception must comply with Regulation 955.10.(309).

(503) Exception RA 503

The lands subject to this exception must comply with Regulation 955.10.(347).

(504) Exception RA 504

- The lands subject to this exception must comply with Regulation 955.10.(310).
- (505) Exception RA 505
The lands subject to this exception must comply with Regulation 955.10.(349).
- (506) Exception RA 506
The lands subject to this exception must comply with Regulation 955.10.(331).
- (507) Exception RA 507
The lands subject to this exception must comply with Regulation 955.10.(332).
- (508) Exception RA 508
The lands subject to this exception must comply with Regulation 955.10.(333).
- (509) Exception RA 509
The lands subject to this exception must comply with Regulation 955.10.(334).
- (510) Exception RA 510
The lands subject to this exception must comply with Regulation 955.10.(335).
- (511) Exception RA 511
The maximum height of any **building** on the lands is 23 metres.
- (512) Exception RA 512
The lands subject to this exception must comply with Regulation 955.10.(336).
- (513) Exception RA 513
The lands subject to this exception must comply with Regulation 955.10.(337).
- (514) Exception RA 514
The lands subject to this exception must comply with Regulation 955.10.(338).
- (515) Exception RA 515
The lands subject to this exception must comply with Regulation 955.10.(339).
- (516) Exception RA 516
The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 24.0 metres, measured from the original centreline of the **street**;
 - (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
 - (C) the minimum setback from a **lot line** that abuts a **street** is 5.7 metres;
 - (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
 - (E) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
 - (F) the maximum **lot coverage** is 33%.
- (517) Exception RA 517
The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 22.0 metres, measured from the original centreline of the **street**;
 - (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
 - (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
 - (D) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
 - (E) the maximum **lot coverage** is 33%.
- (518) Exception RA 518
The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 27.0 metres, measured from the

original centreline of the **street**;

- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (E) the maximum **lot coverage** is 33%.

(519) Exception RA 519

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 21.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (F) the maximum **lot coverage** is 33%.

(520) Exception RA 520

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 24.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (F) the maximum **lot coverage** is 33%.

(521) Exception RA 521

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Danforth Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 33%.

(522) Exception RA 522

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 33%.

(523) Exception RA 523

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) **parking spaces** shall be provided at a rate of 1.2 **parking spaces** per **dwelling unit**;
- (D) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (E) the maximum **lot coverage** is 33%.

(524) Exception RA 524

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts St. Clair Avenue is 7.5 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 33%.

(525) Exception RA 525

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts St. Clair Avenue is 7.5 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) a minimum 70% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (F) **Parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required **parking spaces**:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be surface visitor parking;
- (H) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line; and
- (I) the maximum **lot coverage** is 33%.

(526) Exception RA 526

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts St. Clair Avenue is 7.5 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback from a **lot line** that abuts a **street** is 5.7 metres;
- (D) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) a minimum 40% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (F) **Parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required **parking spaces**:
 - (i) a minimum of 70% shall be located below grade;
- (H) the maximum height for a principal **building** or **structure** is 4 storeys; and
- (I) the minimum setback from a side or **rear lot line** that abuts a **lot** in an RD or RS zone is 12.0 metres.

(527) Exception RA 527

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the **front lot line** is 5.0 metres
 - (i) a canopy may project a maximum of 3.0 metres into the required yard setback;
- (B) the minimum setback from the north **side lot line** is 10.0 metres;
- (C) the minimum setback from the south **side lot line** is 15.0 metres;
- (D) a minimum of 505.0 square metres of indoor **amenity space** shall be provided:
 - (i) the northerly **building** on the **lot** shall contain a minimum of 405.0 square metres
 - (ii) the southerly **building** on the **lot** shall contain a minimum of 100.0 square metres;
- (E) a minimum of 1,475.0 square metres of outdoor **amenity space** shall be provided;
- (F) **parking spaces** shall be provided at a rate of 0.86 **parking spaces** per **dwelling unit**
 - (i) a minimum of 0.09 **parking spaces** per **dwelling unit** shall be for visitor parking ;
- (G) the **angular plane** abutting an RD zone and a **front lot line** shall not exceed 45 degrees, exempting there from a parkade stair enclosure which may be located within 0.95 metres of the westerly **lot line** and have a maximum height of 2.4 metre
 - (i) a 45 degree **angular plane** shall mean a **plane** extending at right angles to a line extending at a 45

degree angle from horizontal from the mid point of a **lot line** abutting one or more residential properties zoned R, RD, RS, RT, or RM, and extending perpendicular to that **lot line** at the point of intersection. The resulting **plane** shall extend above the width and breadth of the **lot**;

- (H) a minimum of 42 **bicycle parking spaces** shall be provided for residents;
- (I) **bicycle parking spaces** shall not be provided within a **dwelling unit** or on the balcony associated with the **dwelling unit**
- (J) **bicycle parking spaces** shall be provided in a secured area with minimum **parking space** dimensions per bicycle of:
 - (i) where bicycles are in a horizontal position, the horizontal dimension is 0.6 metres by 1.8 metres and the vertical dimension is 1.9 metres
 - (ii) where bicycles are in a vertical position, the horizontal dimensions of 0.6 metres by 1.2 metres and the vertical dimension is 1.9 metres;
- (K) a bicycle rack shall be provided outdoors for visitors bicycle parking;
- (L) a minimum **landscaping** strip of 1.5 metres shall be provided along the **lot line** that abuts a RD zone
 - (i) a parkade stair enclosure may encroach within the required **landscape** strip to a maximum of 0.6 metres;
- (M) the maximum height for a principal **building** or **structure** is 30.15 metres;
- (N) the maximum **gross floor area** of all **buildings**, excluding the **gross floor area** of all **basements**, is 22,700 square metres; and
- (O) the minimum setback from the **rear lot line** is:
 - (i) to a maximum height of one **storey** excluding **basements** is 18.0 metres
 - (ii) to a height greater than one **storey** and up to six storeys excluding **basements** is 25.0 metres
 - (iii) to a height greater than six storeys excluding **basements** is 28.0 metres; and
- (P) these lands must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 227-2009.

(528) Exception RA 528

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) a minimum of 92 square metres of indoor **amenity space** shall be provided on the **first floor**; and
- (E) the maximum **lot coverage** is 33%.

(529) Exception RA 529

The lands subject to this exception must comply with Regulation 955.10.(282).

(530) Exception RA 530

The lands subject to this exception must comply with Regulation 955.10.(283).

(531) Exception RA 531

The lands subject to this exception must comply with Regulation 955.10.(284).

(533) Exception RA 533

The lands subject to this exception must comply with Regulation 955.10.(286).

(534) Exception RA 534

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1223.

(535) Exception RA 535

The lands subject to this exception must comply with Regulation 955.10.(287).

(536) Exception RA 536

The lands subject to this exception must comply with Regulation 955.10.(288).

(537) Exception RA 537

- The lands subject to this exception must comply with Regulation 955.10.(289).
- (538) Exception RA 538
The lands subject to this exception must comply with Regulation 955.10.(290).
- (539) Exception RA 539 York exception 392, bylaw 652-1999, map 15, Exception RA 539
The lands subject to this exception must comply with Regulation 955.10.(291).
- (540) Exception RA 540
The lands subject to this exception must comply with Regulation 955.10.(292).
- (541) Exception RA 541
The lands subject to this exception must comply with Regulation 955.10.(293).
- (542) Exception RA 542
The lands subject to this exception must comply with Regulation 955.10.(294).
- (543) Exception RA 543
The maximum height of any **building** on the lands is 18 metres and 6 storeys.
- (544) Exception RA 544
The lands subject to this exception shall comply with all the following:
(A) the minimum setback from a **lot line** that abuts:
(i) Midland Avenue is 25.0 metres, measured from the original centreline of the **street**
(ii) all other **streets** is 9.0 metres;
(B) the minimum setback from a **side lot line** that does not abut a **street** is a distance equal to ½ the height of the **building**;
(C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
(D) indoor **amenity space** shall be provided at a minimum of 92.0 square metres on the **first floor**;
(E) the maximum height for a principal **building** or **structure** is 8 storeys; and
(F) the maximum **lot coverage** is 33%.
- (545) Exception RA 545
The lands subject to this exception shall comply with all the following:
(A) The minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
(B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
(C) the minimum setback from a **rear lot line** is 13.5 metres;
(D) indoor **amenity space** shall be provided at a rate of 46.0 square metres square for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
(E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
(F) of the required **parking spaces**:
(i) a maximum of 50% shall be surface spaces
(ii) a minimum of 11% shall be visitor parking;
(G) a minimum 50% of the **lot** shall be used for no other purpose than **landscaping**;
(H) the maximum **lot coverage** is 10%; and
(I) the maximum height for a principal **building** or **structure** is 20 storeys.
- (546) Exception RA 546
The lands subject to this exception shall comply with all the following
(A) the minimum setback from a **lot line** that abuts Midland Avenue is 31.0 metres, measured from the original centreline of the **street**;
(B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
(C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
(D) the minimum setback from a **rear lot line** is 13.5 metres;
(E) indoor **amenity space** shall be provided at a rate of 46.0 square metres square for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;

- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required **parking spaces**:
 - (i) a maximum of 50% shall be surface spaces
 - (ii) a minimum of 11% shall be visitor parking;
- (H) a minimum 50% of the **lot** shall be used for no other purpose than **landscaping**; and
- (I) the maximum **lot coverage** is 33%.

(547) Exception RA 547

The lands subject to this exception shall comply with all the following

- (A) the minimum setback from a **lot line** that abuts Midland Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) the minimum setback from a **rear lot line** is 13.5 metres;
- (E) indoor **amenity space** shall be provided at a minimum of 92.0 square metres on the **first floor**; and
- (F) the maximum **lot coverage** is 33%.

(548) Exception RA 548

The lands subject to this exception shall comply with all the following

- (A) the minimum setback from a **lot line** that abuts:
 - (i) Lawrence Avenue is 36.0 metres, measured from the original centreline of the **street**;
 - (ii) all other **streets** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a minimum of 92.0 square metres on the **first floor**;
- (E) the maximum height for a principal **building** or **structure** is 8 storeys; and
- (F) the maximum **lot coverage** is 33%.

(549) Exception RA 549

The lands subject to this exception shall comply with all the following

- (A) the minimum setback from a **lot line** that abuts:
 - (i) Lawrence Avenue is 36.0 metres, measured from the original centreline of the **street**;
 - (ii) all other **streets** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 33%.

(550) Exception RA 550

The lands subject to this exception must comply with Regulation 955.10.(342).

(551) Exception RA 551

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres from Sheppard Avenue and McCowan Road
 - (ii) 12.0 metres from Kimroy Grove;
- (B) the minimum setback from a side and **rear lot line** is:
 - (i) 7.5 metres for an end wall
 - (ii) 12.0 metres abutting an RS zone
 - (iii) 10.5 metres in all other cases;
- (C) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (D) of the required **parking spaces**:
 - (i) a minimum of 66% shall be located underground
 - (i) a minimum of 11% shall be used only as surface visitor parking;

- (E) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (F) a minimum 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (G) a minimum **landscaping** strip of 9.0 metres shall be provided for **landscaping** purposes only along a **lot line** that abuts:
 - (i) a RS zone
 - (ii) Kimroy Grove; and
- (H) the maximum **lot coverage** is 33%.

(552) Exception RA 552

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a side or **rear lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (C) the minimum setback from the easterly and southerly **lot line** where a **main wall** contains windows in habitable rooms is a distance equal to the height of the **building**;
- (D) the minimum setback from the easterly and southerly **lot line** where the **main wall** does not contain windows in habitable rooms is a distance equal to two-thirds the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (F) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) a minimum 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (H) a minimum **landscaping** strip of 13.5 metres shall be provided for no other purpose than **landscaping** along a **lot line** that abuts a **lot** within an RD and RS zone;
- (I) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (J) of the required **parking spaces**:
 - (i) a minimum of 50% shall be located underground
 - (i) a minimum of 11% shall be used only as visitor parking;
- (K) the maximum **lot coverage** is 30%
- (L) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (M) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) a minimum setback from a **lot line** is 1.5 metres
 - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres; and
- (N) the following use is also permitted:
 - (i) **day nursery**
 - (a) the maximum **gross floor area** is 335 square metres.

(553) Exception RA 553

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** shall be provided at a rate of 1.3 **parking spaces** per **dwelling unit**;
- (C) of the required **parking spaces**:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall be enclosed for residents
 - (ii) a minimum of 0.3 **parking spaces** per **dwelling unit** shall be for visitors;
- (D) indoor **amenity space** shall be provided at a rate of 1 square metre for each **dwelling unit**;
- (E) the maximum height for a principal **building** or **structure** is 8 storeys;
- (F) the maximum **lot coverage** is 40%;
- (G) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) a minimum setback from a **lot line** is 1.5 metres

- (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres; and
- (H) the following use is also permitted:
 - (i) **day nursery**
 - (a) the maximum **gross floor area** is 335 square metres.

(554) Exception RA 554

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from the **front lot line** is 12.0 metres;
- (B) the minimum setback from a **lot line** is a distance of ½ the height of the **building**;
- (C) **parking spaces** shall be provided at a rate of 1.3 **parking spaces** per **dwelling unit**;
- (D) of the required **parking spaces**:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall be enclosed for residents
 - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** shall be either enclosed or surface spaces for residents
 - (iii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be surface spaces for visitors
 - (iv) **parking spaces** may be located between the **main wall** and the **lot line** abutting a **street**;
- (E) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) a minimum 45% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (G) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (H) the maximum height for a principal **building** or **structure** is 8 storeys;
- (I) the maximum **lot coverage** is 20%;
- (J) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) a minimum setback from a **lot line** is 1.5 metres; and
- (K) the following use is also permitted:
 - (i) **day nursery**
 - (a) the maximum **gross floor area** is 233 square metres
 - (b) shall be located only on the **first floor**.

(555) Exception RA 555

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** shall be provided at a rate of 1.3 **parking spaces** per **dwelling unit**;
- (C) of the require parking:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall be enclosed for residents
 - (ii) a minimum of 0.3 **parking space** per **dwelling unit** shall be for visitors;
- (D) **parking spaces** may be provided between the **main wall** and a **lot line** abutting a **street**:
 - (i) the minimum setback from a **lot line** abutting a **street** to a **parking space** is 3.0 metres;
- (E) indoor **amenity space** shall be provided at a rate of one square metre for each **dwelling unit**;
- (F) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (G) the maximum **lot coverage** is 40%; and
- (H) swimming pools are permitted in a yards that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) a minimum setback from a **lot line** is 1.5 metres.

(556) Exception RA 556

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 32207.

(557) Exception RA 557

The lands subject to this exception must comply with Regulation 955.10.(295).

(558) Exception RA 558

The lands subject to this exception must comply with Regulation 955.10.(296).

(559) Exception RA 559

The lands subject to this exception must comply with Regulation 955.10.(175).

(560) Exception RA 560

The lands subject to this exception must comply with Regulation 955.10.(277).

(561) Exception RA 561

The lands subject to this exception must comply with Regulation 955.10.(297).

(562) Exception RA 562

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Birchmount Avenue is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of $\frac{1}{2}$ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required **parking spaces**:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be surface parking for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room
 - (i) where the requirement exceeds 93 square metres, two or more rooms shall be provided in the **building** with each room having a minimum floor area of 46 square metres;
- (I) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (J) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (K) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(563) Exception RA 563

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) the minimum setback from a side or **rear lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (C) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (D) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (E) of the required parking:

- (i) a minimum of 66% shall be located below grade
- (ii) a minimum of 11% shall be surface parking for visitors;
- (F) the maximum **lot coverage** is 15%;
- (G) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (H) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (I) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (J) the maximum height for a principal **building** or **structure** is 53.6 metres; and
- (K) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(564) Exception RA 564

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be surface parking for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (K) the maximum height for a principal **building** or **structure** is 61.5 metres; and
- (L) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(565) Exception RA 565

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** is a distance of ½ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to ½ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be surface parking for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (K) the maximum height for a principal **building** or **structure** is 61.5 metres; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(566) Exception RA 566

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) the minimum setback from a side or **rear lot line** is a distance of ½ the height of the **building**;
- (C) the maximum **lot coverage** is 15%;
- (D) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (E) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (F) the maximum height for a principal **building** or **structure** is 61.2 metres;
- (G) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**; and
- (H) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(567) Exception RA 567

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** is a distance of ½ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to ½ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:

- (i) a minimum of 66% shall be located below grade
- (ii) a minimum of 11% shall be surface parking for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (K) a minimum 1.5 metres **landscaping** strip shall be provided along a **rear lot line** that abuts a **street**; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(568) Exception RA 568

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 12.0 metres;
- (C) the minimum setback from a **lot line** that abuts Chester Le Boulevard is 9.0 metres;
- (D) the minimum setback from a side or **rear lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be surface parking for visitors;
- (H) the maximum **lot coverage** is 15%;
- (I) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (J) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line
- (K) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (L) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(569) Exception RA 569

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;

- (F) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be surface parking for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area; and
- (K) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(570) Exception RA 570

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue is 36.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of ½ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to ½ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required **parking spaces**:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be surface **parking spaces** for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (I) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room
 - (i) where the requirement exceeds 93 square metres, two or more rooms shall be provided in the **building** with each room having a minimum floor area of 46 square metres;
- (J) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (K) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(572) Exception RA 572

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** is 1.5:
 - (i) **floor space index** (F.S.I.) shall mean the ratio of the total floor area to the site area. Total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of motor **vehicles**, locker storage and laundry facilities, but excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;
- (B) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a side or **rear lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (E) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (F) the maximum **lot coverage** is 15%;
- (G) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (H) all parts of a **building** located below grade shall be setback a from a **lot line** that abuts a **street** the minimum of half the full depth of the **structure**;
- (I) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(573) Exception RA 573

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** is 1.5;
- (B) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **lot line** that abuts a **lot** in a RD zone is 15.0 metres;
- (D) the minimum setback from a side or **rear lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be for visitors;
- (H) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) the maximum **lot coverage** is 15%;
- (J) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (K) all parts of a **building** located below grade shall be setback a from a **lot line** that abuts a **street** the minimum of half the full depth of the **structure**;
- (L) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (N) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres
 - (iii) the minimum setback from a **lot line** that abuts a **lot** in an RD zone is 12.0 metres.

(574) Exception RA 574

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the **lot line** that abuts a **lot** in an RD zone is 15.0 metres;
- (B) the minimum setback from a side or **rear lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (C) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$

the total combined height of the two **buildings**;

- (D) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (E) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be for visitors;
- (F) the maximum **lot coverage** is 15%;
- (G) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (H) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres
 - (iii) the minimum setback from a **lot line** that abuts a **lot** in an RD zone is 12.0 metres; and
- (K) the following use is also permitted on Block B, Registered Plan M-1272:
 - (i) convenience commercial uses to a maximum **gross floor area** of 47.0 square metres
 - (ii) amenity uses to include only **day nurseries** to a maximum of **gross floor area** of 140 square metres and recreational facilities.

(575) Exception RA 575

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** is 1.25
 - (i) **floor space index** (F.S.I.) shall mean: the ratio of the total floor area to the site area. Total floor area means the aggregate of the areas of each floor above grade, measured between the exterior faces of the exterior walls of the **building** or **structure** at the level of each floor, including any part of the **building** or **structure** above grade used for the storage or parking of motor **vehicles**, locker storage and laundry facilities, but excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;
- (B) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a side or **rear lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (E) the minimum setback from a **lot line** that abuts a **lot** in a RD zone is 15.0 metres;
- (F) **parking spaces** shall be provided at a rate of 0.9 **parking space** per **dwelling unit**;
- (G) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be for visitors;
- (H) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) the maximum **lot coverage** is 15%;
- (J) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (K) all parts of a **building** located below grade shall be setback a from a **lot line** that abuts a **street** the minimum of half the full depth of the **structure**;
- (L) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (N) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres
 - (iii) the minimum setback from a **lot line** that abuts a **lot** in an RD zone is 12.0 metres; and
- (M) the following use is also permitted:
 - (i) a property Management Office on the ground floor only to conduct: rent collection, maintenance and social services.

(576) Exception RA 576

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** is the greater of:
 - (i) ½ the height of the **building** or ½ the width of the **building**
 - (ii) in no case shall it be less than a minimum of 15.0 metres from a **lot line** that abuts a **lot** in an RD zone;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to ½ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
 - (i) a minimum of 77% shall be located below grade
 - (ii) a minimum of 11% shall be for visitors;
- (G) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (H) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 18%;
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) a minimum setback from a side and **rear lot line** is 1.5 metres
 - (iii) the minimum setback from a **lot line** that abuts a **lot** in an RD zone is 12.0 metres; and
- (K) on Blocks A and B, Registered Plan M-1207, residential amenity facilities are permitted:
 - (i) sale of food prepared off the **premises**, sale of soft drinks for consumption off the **premises**, sale of drugs, cosmetics, pharmaceuticals, tobaccos and reading materials
 - (ii) the total **gross floor area** of the residential amenity facilities, minus the **gross floor area** of enclosed malls used for walkway purposes and external walls is 66 square metres.

(577) Exception RA 577

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a side or **rear lot line** is a distance of ½ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to ½ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be surface **parking spaces** for visitors;
- (G) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (H) the maximum **lot coverage** is 15%;
- (I) a minimum **landscaping** strip of 1.5 metres shall be provided along the **lot line** abutting Finch Avenue;
- (J) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (K) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;

- (L) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(578) Exception RA 578

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue and Warden Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (D) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of $\frac{1}{2}$ the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be for surface **parking spaces** for visitors;
- (H) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) the maximum **lot coverage** is 15%;
- (J) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (K) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (L) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(579) Exception RA 579

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of $\frac{1}{2}$ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be for surface **parking spaces** for visitors;
- (G) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (H) the maximum **lot coverage** is 22%;
- (I) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure**

to the grade at the **street** line or 3.0 metres;

- (J) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (K) on Blocks B, D and E on Registered Plan M-1492, free-standing recreation **buildings** shall be provided and shall only serve these lands;
- (L) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) a minimum setback from a side and **rear lot line** is 1.5 metres.

(580) Exception RA 580

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** is 1.5:
 - (i) **floor space index** (F.S.I.) shall mean the ratio of the total floor area to the site area. Total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of motor **vehicles**, locker storage and laundry facilities, but excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;
- (B) the minimum setback from a **lot line** that abuts Finch Avenue and Warden Avenue is 18.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (D) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of ½ the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to ½ the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be for surface **parking spaces** for visitors;
- (H) the maximum **lot coverage** is 40%;
- (I) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (J) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (K) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (M) the following additional uses are permitted:
 - (i) convenience commercial uses such as Barber Shop, Beauty Parlour, Dry Cleaning and Laundry Pick-up and delivery and including the sale of foods prepared off the **premises**, sale of soft drinks sale of

- cosmetics, drugs, pharmaceuticals and tobaccos, to a maximum of 84 square metres
- (ii) **day nurseries** to a maximum floor area of 372 square metres
 - (iii) a free-standing recreation **building** for the purpose of servicing the entire development shall be provided.

(581) Exception RA 581

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres, measured from the centreline of the **street**;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of $\frac{1}{2}$ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be for surface **parking spaces** for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (I) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(582) Exception RA 582

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres, measured from the centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 6.0 metres;
- (D) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (E) of the required parking:
 - (i) a minimum of 66% shall be located below grade
 - (ii) a minimum of 11% shall be for surface **parking spaces** for visitors;
- (F) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (G) the maximum **lot coverage** is 22%;
- (H) a minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes; shall be provided on the **lot** for no other purpose than **landscaping**:
 - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor

vehicle parking area;

- (I) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(583) Exception RA 583

The lands subject to this exception shall comply with all the following:

- (A) the maximum **gross floor area** is 1.4 times the area of the **lot**;
- (B) the minimum setback from the **lot line** that abuts Warden Avenue is 9.0 metres;
- (C) the minimum setback from south **lot line** is 6.0 metres
 - (i) balcony and window projections shall be permitted to a maximum of 1.2 metres;
- (D) the minimum setback from north **lot line** is 8.0 metres
 - (i) an enclosed walkway projection shall be permitted to a maximum of 1.8 metres;
- (E) the minimum setback from the **rear lot line** is 6.0 metres;
- (F) **parking spaces** shall be provided at a rate of 1.6 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
 - (i) a minimum of 1.4 **parking spaces** shall be for residents
 - (ii) a minimum of 0.2 **parking spaces** shall be for visitors;
- (H) indoor **amenity space** shall be provided at a rate of 1 square metres for each **dwelling unit**; and
- (I) the maximum height for a principal **building** or **structure** is 11.5 metres.

(584) Exception RA 584

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 31.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts Finch Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (D) the minimum setback from a **side lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
 - (i) a minimum of 77% shall be located below grade
 - (ii) a minimum of 11% shall be for visitors;
- (H) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) the maximum **lot coverage** is 18%;
- (J) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (K) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(585) Exception RA 585

The lands subject to this exception shall comply with all the following:

- (A) uses permitted are:
 - (i) multiple family dwellings
 - (ii) or a combination of multiple family dwellings and **apartment buildings**;
- (B) multiple family dwellings means two or more **dwelling units** arranged in a **building** so that not more than 4 **dwelling units** have a common access from one external entrance to the **building** at grade level;
- (C) the minimum setback from a **lot line** that abuts Silver Springs Boulevard is 12.0 metres;

- (D) the maximum **lot coverage** is 30%;
- (E) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (F) despite regulations to the contrary, **buildings** or **structures** for the storage of refuse shall be:
 - (i) setback a minimum of 1.5 metres from a **lot line** that abuts a **street**
 - (ii) enclosed by four walls and a roof;
- (G) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (H) where a combination of multiple family **dwelling units** and **apartment buildings** occur, the following also applies:
 - (i) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of $\frac{1}{2}$ the height of the **building**
 - (ii) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**
 - (iii) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**
 - (iv) of the required **parking spaces**:
 - (a) a minimum of 66% shall be located below grade
 - (b) a minimum of 11% shall be surface parking for visitors
 - (v) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room
 - (a) where the requirement exceeds 93 square metres, two or more rooms shall be provided in the **building** with each room having a minimum floor area of 46 square metres
 - (vi) the maximum height for a principal **building** or **structure** is 9 storeys; and
- (I) where only multiple family **dwelling units** occur, the following also applies:
 - (i) the minimum setback from a side or **rear lot line** is:
 - (a) 7.5 metres for end walls
 - (b) 10.5 metres
 - (ii) the maximum height for a principal **building** or **structure** is 8.0 metres
 - (iii) **parking spaces** shall be provided at a rate of 1.2 **parking spaces** per **dwelling unit**
 - (iv) of the required **parking spaces**:
 - (a) a minimum of 75% shall be located below grade
 - (b) a minimum of 20% shall be surface parking for visitors.

(586) Exception RA 586

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is a distance of $\frac{1}{2}$ the height of the **building**;
- (B) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (C) the minimum setback from a **lot line** abuts a **lot** in a RD zone is 15.0 metres;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (G) the maximum **lot coverage** is 40%; and
- (H) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(587) Exception RA 587

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 12.0 metres;

- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of ½ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to ½ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 spaces per **dwelling unit**;
- (F) of the required **parking spaces**:
 - (i) a minimum of 100% shall be below grade;
 - (ii) a minimum of 12.5% shall be surface spaces for visitors; and
 - (iii) the minimum dimensions for below grade **parking spaces** shall be 2.7 metres in width by 6.0 metres in length;
- (G) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (H) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (I) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (J) a minimum 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (K) the maximum **lot coverage** is 20%; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(588) Exception RA 588

The lands subject to this exception shall comply with all the following:

- (A) the maximum **gross floor area** is 1.85 times the area of the **lot**;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum **building setback** from the eastern **lot line** is 15.0 metres;
- (D) the minimum **building setback** from the western **lot line** is 3.0 metres;
- (E) the minimum **building setback** from a **rear lot line** is 35.0 metres;
- (F) the minimum **building setback** from a **lot line** for a below grade **parking garage** shall be:
 - (i) 3.0 metres from a **front lot line**;
 - (ii) 0.3 metres from a **side lot line**; and
 - (iii) 1.2 metres from a **rear lot line**;
- (G) the minimum **building setback** from a **rear lot line** for mechanical equipment and ventilation vents from the below grade **parking garage** is 3.0 metres;
- (H) indoor **amenity space** shall be provided at a rate of 1.3 square metres for each **dwelling unit**;
- (I) a minimum **landscaping** strip of 2.0 metres shall be provided for **landscaping** purposes only along a eastern **lot line**;
- (J) a minimum **landscaping** strip of 3.0 metres shall be provided for **landscaping** purposes only along a western and **rear lot lines**;
- (K) the maximum height of a principal **building** or **structure** is:
 - (i) 20.0 metres for the portion located within 38.0 metres of the **rear lot line**; and
 - (ii) 23.0 metres in all other cases;
- (L) all rooftop equipment shall be enclosed within a penthouse:
 - (i) the maximum height of a penthouse is 7.0 metres, measured from the **building** rooftop to the top of the penthouse;
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (N) The lands subject to this exception must comply with prevailing by-law Section 955.10 (1075)

(589) Exception RA 589

The lands subject to this exception shall comply with all the following:

- (A) the maximum **gross floor area** is 1.85 times the area of the **lot**;
- (B) the maximum number of apartment **dwelling units** is 67 of which 28 units shall be for senior citizen

housing units:

- (i) senior citizen housing unit shall mean: **dwelling units** which are erected on land which is the subject of funding through a Federal, Provincial, Municipal or Private Non-Profit program under which such **dwelling units** are to be occupied by persons whose age is not below the minimum age specified in such programs;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) **parking spaces** shall be provided at a rate of 1.4 spaces per apartment **dwelling unit**;
- (E) of the required **parking spaces**:
 - (i) a minimum of 0.2 shall be spaces for visitors;
- (F) **parking spaces** shall be provided at a rate of 0.5 spaces per senior citizen housing unit;
- (G) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (H) the lands subject to this exception must comply with prevailing by-law Section 955.10 (1076)

(590) Exception RA 590

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue is:
 - (i) 18.0 metres for a side or rear **main wall**; and
 - (ii) 36.0 metres, measured from the original centreline of the **street**, in all other cases;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of $\frac{1}{2}$ the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 spaces per **dwelling unit**;
- (F) of the required **parking spaces**:
 - (i) a minimum of 66% shall be below grade; and
 - (ii) a minimum of 33% of the total surface spaces shall be for visitors;
- (G) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** equivalent to the full depth of the **structure**;
- (H) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (I) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (J) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (K) the maximum **lot coverage** is 15%; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(591) Exception RA 591

The lands subject to this exception shall comply with all the following:

- (A) **apartment building** is permitted;
- (B) all other **building** types are permitted;
- (C) a minimum 65% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (D) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** equivalent to the full depth of the **structure**;
- (E) the maximum **lot coverage** is 40%;
- (F) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres;
- (G) the following only applies to an **apartment building**:
 - (i) maximum number of units permitted is one **dwelling unit** for every 136 square metres of **lot area**;
 - (ii) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
 - (iii) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of $\frac{1}{2}$ the

- height of the **building**;
- (iv) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to $\frac{1}{2}$ the total combined height of the two **buildings**;
- (v) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (vi) **parking spaces** shall be provided at a rate of 1.1 spaces per **dwelling unit**;
- (vii) of the required **parking spaces**:
 - (a) a minimum of 66% shall be below grade; and
 - (b) a minimum of 33% of the total surface **parking spaces** shall be for visitors;
- (viii) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (H) the following only applies to all other **building** types:
 - (i) maximum number of units permitted is one **dwelling unit** for every 445 square metres of **lot area**;
 - (ii) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
 - (iii) the minimum setback from a side or **rear lot line** that does not abut a **street** is:
 - (a) 7.5 metres for an end wall;
 - (b) 12.5 metres where the **lot line** abuts a **lot** in a RD or RS zone; and
 - (c) 10.5 metres in all other cases;
 - (iv) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
 - (v) of the required parking:
 - (a) a minimum of 75% shall be below grade; and
 - (b) a minimum of 50% of the total surface **parking spaces** shall be for visitors; and
 - (vi) the maximum height of a principal **building** or **structure** is 9.5 metres from grade to eaves.

(592) Exception RA 592

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is 3.0 metres.
- (B) a minimum of 46 square metres of **amenity space** shall be provided, plus 0.9 square metres per **dwelling unit** in excess of fifty;
- (D) a minimum of 1.1 **parking spaces** for each **dwelling unit** will be provided either below grade or in a **building** for resident parking
- (E) a minimum of 0.2 **parking spaces** for each dwelling will be provided for visitor parking at grade.
- (F) the maximum height of a **building** is the lesser of 14 metres and 4 storeys for the part of a **building** located within 60 metres of a RD, RS or RT zone

(593) Exception RA 593

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** is:
 - (i) 3.0 metres if the **lot line** abuts a **street**; and
 - (ii) 1.0 metres in all other cases;
- (B) a **building** uses for waste storage may be located in a yard that abuts a **street** if it is:
 - (i) fully enclosed by four walls and roof; and
 - (ii) at least 1.5 metres from any **lot line**; and
- (C) a minimum of 45% of the **lot area** shall be **soft landscaped**.

(594) Exception RA 594

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is:
 - (i) 3.0 metres if the **lot line** abuts a **street**;
 - (ii) 6.0 metres for the part of the main part that contains a vehicular entrance to a **parking space**;
- (B) a **building** uses for waste storage may be located in a yard that abuts a **street** if it is:
 - (i) fully enclosed by four walls and roof; and
 - (ii) at least 1.5 metres to any **lot line**; and
- (C) a minimum of 45% of the **lot area** shall be **soft landscaped**.

(595) Exception RA 595

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is 3.0 metres if the **lot line** abuts a **street**;
- (B) the minimum setback from a **rear lot line** is 7.5 metres;
- (C) **Parking space** shall be provided at a minimum rate of 0.9 for each **dwelling unit** of which:
 - (i) 0.7 for each **dwelling unit** is located in a **building** or in a below grade **structure** and used for resident parking; and
 - (ii) 0.2 for each **dwelling unit** is located at grade and used for visitor parking.

(596) Exception RA 596

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 12.0 metres
- (B) a minimum of 45% of the **lot area** shall be **soft landscaped**; and
- (C) **parking spaces** shall be provided at a minimum rate of 1.3 spaces for each **dwelling unit** of which:
 - (i) a minimum of 1.07 **parking spaces** for each **dwelling unit** is for resident parking of which 90% shall be located in a below grade **structure**; and
 - (ii) a minimum of 0.23 **parking spaces** for each **dwelling unit** is for visitor parking and is located at grade; and
- (D) for an **apartment building**:
 - (i) the minimum setback from a side or **rear lot line** is a distance equal to 1/2 the height of the **building**;
 - (ii) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the total height of both **buildings**.
 - (iii) a minimum of 46 square metres of **amenity space** shall be provided, plus 0.9 square metres for each **dwelling unit** in excess of fifty;
 - (iv) the minimum **lot area** used for an **apartment building** is 181.5 square metres for each **dwelling unit**.
- (E) for any other **residential buildings**:
 - (i) the minimum setback from a side or **rear lot line** is 6.5 metres;
 - (ii) the maximum **lot** coverable for all **buildings** is 15.5%;
 - (iii) the minimum **lot area** used for a **building** other than an **apartment building** is 333.0 square metres for each **dwelling unit**.

(597) Exception RA 597

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is :
 - (i) 18.0 metres if the **lot line** abuts Sheppard Avenue, Neilson Road or Finch Avenue
 - (ii) 12.0 metres in all other cases;
- (B) the minimum setback from a side or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the total height of both **buildings**.
- (D) The maximum **lot coverage** is 15%;
- (E) **parking spaces** shall be provided at a minimum rate of 1.12 for each **dwelling unit**, of which:
 - (i) 1.0 for each **dwelling unit** is only for resident parking and a minimum of 65% of the required resident **parking spaces** are located in a **building** or a below grade **structure**; and
 - (ii) 0.12 for each **dwelling unit** is only for at grade visitor parking;
- (F) a minimum of 46 square metres of **amenity space** shall be provided, plus 0.9 square metres for each **dwelling unit** in excess of fifty; and
- (G) a minimum of 45% of the **lot area** shall be **soft landscaped**.

(598) Exception RA 598

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** shall be provided at a rate of 1.4 spaces per **dwelling unit**;
- (C) of the required **parking spaces**:

- (i) a minimum of 1.2 **parking spaces** shall be below grade for residents; and
- (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
- (D) a maximum of 0.2 **parking spaces** per **dwelling unit** shall be located in a **street yard**:
 - (i) for which a minimum setback of 3.0 metres from a **lot line** that abuts a **street** shall be provided;
- (E) **amenity space** shall be provided at a rate of 93 square metres for the first **dwelling unit**, plus an additional 1.9 square metres for each unit over 50;
- (F) the maximum **lot coverage** is 40%;
- (G) the maximum height for a principal **building** or **structure** is 70.0 metres; and
- (H) swimming pools are permitted in yards that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
 - (ii) the minimum setback from a line is 1.5 metres.

(599) Exception RA 599

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** shall be provided at a rate of 1.4 spaces per **dwelling unit**;
- (C) of the required **parking spaces**:
 - (i) a minimum of 1.2 **parking spaces** shall be below grade for residents; and
 - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
- (D) a maximum of 0.2 **parking spaces** per **dwelling unit** shall be located in a **street yard**:
 - (i) for which a minimum setback of 3.0 metres from a **lot line** that abuts a **street** shall be provided;
- (E) **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) the maximum **lot coverage** is 40%;
- (G) the maximum height for a principal **building** or **structure** is 65.0 metres; and
- (H) swimming pools are permitted in yards that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
 - (ii) the minimum setback from a line is 1.5 metres.

(600) Exception RA 600

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** shall be provided at a rate of 1.4 spaces per **dwelling unit**;
- (C) of the required **parking spaces**:
 - (i) a minimum of 1.2 **parking spaces** shall be below grade for residents; and
 - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
- (D) despite regulations to the contrary, **parking spaces** may be located in a **street yard**;
- (E) **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) the maximum **lot coverage** is 40%;
- (G) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (H) despite regulations to the contrary, swimming pools are permitted in any yard.

(601) Exception RA 601

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** is 1.6;
- (B) the minimum setback from a **lot line** that abuts Warden Avenue is 18.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required **parking spaces**:
 - (i) a minimum of 1.2 **parking spaces** shall be enclosed or below grade for residents; and
 - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;

- (F) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (G) **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (H) an area equal to or greater than 45% of the total **gross floor area** of all **buildings** on the **lot** shall provided for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 16%;
- (J) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (K) swimming pools are permitted in yards that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
 - (ii) the minimum setback from a **lot line** is 1.5 metres.

(602) Exception RA 602

The lands subject to this exception shall comply with all the following:

- (A) **parking spaces** shall be provided at a rate of 1.0 spaces per **dwelling unit**;
- (B) the maximum height of a principal **building** or **structure** is 4 storeys, excluding **basements**;
- (C) the maximum **lot coverage** is 30%; and
- (D) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(603) Exception RA 603

The lands subject to this exception shall comply with all the following:

- (A) **parking spaces** shall be provided at a rate of 1.6 spaces per **dwelling unit**;
- (B) the maximum height of a principal **building** or **structure**, excluding **basements** is:
 - (i) 2 storeys within 21.0 metres of a RD zone; and
 - (ii) 3 storeys, in all other cases;
- (C) indoor **amenity space** shall be provided at a rate of 1 square metre for each **dwelling unit**;
- (D) the maximum **lot coverage** is 40%; and
- (E) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
 - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
 - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(604) Exception RA 604

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 18.0 metres;
- (B) the minimum setback from a **side lot line** is a distance of ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) **parking spaces** shall be provided at a rate of 1.0 **parking spaces** per **dwelling unit**;
- (E) indoor **amenity space** shall be provided at a rate of 46.0 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (F) the maximum **lot coverage** is 33%.

(605) Exception RA 605

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** that does not abut a **street** is 6.0 metres;
- (C) the minimum setback from a **rear lot line** is 40.0 metres;
- (D) **parking spaces** shall be provided at a rate of 1.4 **parking spaces** per **dwelling unit**;
- (E) of the require parking:
 - (i) a minimum of 1.2 **parking space** per **dwelling unit** shall be underground for residents; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be surface spaces for visitors;

- (F) indoor **amenity space** shall be provided at a rate of 2.25 square metres for each **dwelling unit**;
- (G) the maximum **lot coverage** is 33%; and
- (H) the maximum height for a principal **building** or **structure** is 41.0 metres:
 - (i) height shall mean the vertical distance measured from the average elevation of the finished grade at the front **main wall** to the base of the eaves.

(606) Exception RA 606

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 10.5 metres;
- (B) the minimum setback from a **side lot line** is a distance of ½ the height of the **building**;
- (C) the minimum setback from a **rear lot line** is 9.0 metres;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) indoor **amenity space** shall be provided at a rate of 46.0 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) the maximum **lot coverage** is 33%;
- (G) the maximum height of a principal **building** or **structure** is 3 storeys;
- (H) the following **building** types are not permitted:
 - (i) row housing and maisonettes;
- (I) the following use is permitted:
 - (i) **nursing home**:
 - (a) a **nursing home** shall mean **premises** where persons are cared for or lodged for hire where, in addition to sleeping accommodation and meals, personal care and treatment are provided or made available; and
- (J) the following only applies to a **nursing home**:
 - (i) the minimum setback from a **lot line** that abuts a **street** is 10.5 metres;
 - (ii) the minimum setback from a side or **rear lot line** is the greater of:
 - (a) 7.5 metres, or
 - (b) a distance of ½ the height of the **building**;
 - (iii) **parking spaces** shall be provided at a rate of 3 **parking spaces** for every 10 beds;
 - (a) of the total required **parking spaces**, a maximum of 20 **parking spaces** shall be between the **main wall** and the **lot line** abutting a **street**; and
 - (iv) a minimum 30% of the area of the **lot** shall be used for no other purpose than **landscaping**.

(607) Exception RA 607

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is a distance of ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a rate of 46.0 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) the maximum **lot coverage** is 33%; and
- (F) the minimum setback for a **building** or **structure** shall be the lesser of:
 - (i) 76.0 metres of the top edge of the Scarborough Bluffs, or
 - (ii) a horizontal distance of 137.0 metres from the water's edge of Lake Ontario.

(608) Exception RA 608

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres if the **lot line** abuts Neilson Road;
 - (ii) 12.0 metres if the **lot line** abuts Crow Trail; and
 - (iii) 9.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** or **rear lot line** is the distance equal to 1/2 the height of the **building**;

- (C) the minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to 1/2 the cumulative total height of the two **buildings**.
- (D) The maximum **lot coverage** is 15%;
- (E) **amenity space** is to be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) a minimum of 45% of the **lot area** shall be used for **soft landscaping**;
- (G) the minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of :
 - (i) 3.0 metres: and
 - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (H) **parking spaces** shall be provided at a rate of:
 - (i) 1.0 for each **dwelling unit** and used for resident parking;
 - (ii) 0.25 for each **dwelling unit** and used for surface visitor parking
- (I) a resident **parking space** is to be located in a **building** or **structure**.

(609) Exception RA 609

The lands subject to this exception shall comply with all the following:

- (A) A maximum of **dwelling units** permitted is:
 - (i) 259 if located in an **apartment building**; and
 - (ii) 12 if located in a multiple **dwelling unit building** other than an **apartment building**; and
- (B) the minimum above ground setback from a **lot line** is
 - (i) 7.5 metres from the northerly **lot line** and westerly **lot line**; and
 - (ii) 3.0 metres in all other cases;
- (C) **amenity space** is to be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (D) **parking space** are to be provided at the following minimum rates:
 - (i) for an **Apartment Building**:
 - (a) 1.2 for each **dwelling unit** and used for resident parking;
 - (b) 0.2 for each **dwelling unit** and used for visitor parking;
 - (ii) for any other **residential building**:
 - (a) 2.0 for each **dwelling unit**;
- (E) the maximum **building** height is 14.0 metres

(610) Exception RA 610

The lands subject to this exception shall comply with all the following:

- (A) **amenity space** is to be provided at a minimum rate of 1.3 square metres for each **dwelling unit**;
- (B) the maximum **lot coverage** is 33%;
- (C) **parking space** are to be provided at the following minimum rates:
 - (i) 1.2 for each **dwelling unit** and used for resident parking; and
 - (ii) 0.2 for each **dwelling unit** and used for visitor parking.

(611) Exception RA 611

The lands subject to this exception shall comply with all the following:

- (A) **amenity space** is to be provided at a minimum rate of 1.3 square metres for each **dwelling unit**;
- (B) the maximum **lot coverage** is 33%;
- (C) **parking space** are to be provided at the following minimum rates:
 - (i) 1.2 for each **dwelling unit** and used for resident parking; and
 - (ii) 0.2 for each **dwelling unit** and used for visitor parking; and
- (D) the maximum height of a **building** is 61 metres.

(612) Exception RA 612

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from a **side lot line** or **rear lot line** is the distance equal to 1/2 the height of the

building;

- (C) the minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to 1/2 the cumulative total height of the two **buildings**.
- (D) **parking spaces** are to be provided at the following minimum rate:
 - (i) 1.0 for each **dwelling unit** and used for below grade resident parking; and
 - (ii) 0.12 for each **dwelling unit** and used for surface visitor parking;
- (E) the minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) the maximum **building** height is the lesser of 14 .0 metres and 4 storeys;
- (G) a minimum of 50% of the **lot area** is to be used for **soft landscaping**.

(613) Exception RA 613

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres if the **lot line** abuts Sheppard Avenue, Neilson Road or Finch Avenue;
 - (ii) 12,0 metres if the **lot line** abuts Tapscott Road or Washburn Way; and
 - (iii) 9.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** or **rear lot line** is the distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to 1/2 the cumulative total height of the two **buildings**;
- (D) the maximum **lot coverage** is 15%;
- (E) **parking spaces** are to be provided at the following minimum rate:
 - (i) 1.0 for each **dwelling unit** and used for below grade resident parking; and
 - (ii) 0.12 for each **dwelling unit** and used for surface visitor parking;
- (F) **amenity space** is to be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) a minimum of 45% of the **lot areas** is to be used for **soft landscaping**;
- (H) the minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

(614) Exception RA 614

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 28%;
- (B) **amenity space** is to be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (C) a minimum of 33% of the **lot area** is to be used for **soft landscaping**;
- (D) the minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of :
 - (i) 3.0 metres: and
 - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (E) **parking space** are to be provided at the following minimum rates:
 - (i) 1.1 for each **dwelling unit** and used for resident parking located in a **building** or **structure**;
 - (ii) 0.2 for each **dwelling unit** and used for surface visitor parking;
- (F) On the lands municipally known as 1795 Markham Road, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 687-2007, as amended.

(615) Exception RA 615

The lands subject to this exception shall comply with all the following:

- (A) for an **apartment building**:
 - (i) **amenity space** shall be provided at a minimum rate of 1.0 square metres for each **dwelling unit**; and
 - (ii) the maximum height of the **building** is the lesser of 16 storeys and 51 metres, for any part of the

- building** more than 30 metres from a **lot line** abutting Markham Road; and
- (B) for a **townhouse building**:
- (i) the minimum **rear yard setback** is 5.2 metres;
 - (ii) **amenity space** shall be provided in a **building** at a minimum rate of 0.3 square metres for each **townhouse** unit;
 - (iii) the minimum **building setback** from the **front lot line** is 3.0 metres;
 - (iv) the minimum setback for the **main wall** containing vehicular access to a **parking space** is 5.6 metres; and
- (C) for a **building** containing non-residential uses:
- (i) the maximum height is the lesser of 4 storeys and 14 metres;
 - (ii) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
 - (iii) the maximum **interior floor area** used for an office use is 372 square metres; and
 - (iv) the maximum **gross floor area** of all **retail stores, personal service shops** and office uses shall not be more than 1,858 square metres.

(616) Exception RA 616

The lands subject to this exception shall comply with all the following:

- (A) the maximum **gross floor area** of the **building** shall not be more than 1.5 times the area of the **lot**;
- (B) the minimum setback from a **front lot line** is :
 - (i) 36.0 metres from the centreline of McCowan Road, measured from the original centreline of the road; and
 - (ii) 12.0 metres in all other cases; and
- (C) the minimum setback from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (D) the minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to 1/2 the cumulative total height of the two **buildings**.
- (E) the maximum **lot coverage** is 15%;
- (F) a minimum of 70% of the **lot** is to be used for **landscaping**;
- (G) **amenity space** is to be provided at a rate of 0.9 square metres for each **dwelling unit**;
- (H) **parking spaces** are to be provided at the following minimum rate:
 - (i) 1.0 for each **dwelling unit** and used for below grade resident parking; and
 - (ii) 0.12 for each **dwelling unit** and used for surface visitor parking;
- (I) the minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(617) Exception RA 617

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3688.

(618) Exception RA 618

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1978-308.

(619) Exception RA 619

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum **building setback** from a **rear lot line** is 7.5 metres plus 50% of the **lot depth** in excess of 33.5 metres;
- (C) the maximum **building** height is 13.0 metres;

- (D) the maximum **lot coverage** is 36%; and
- (E) **Parking spaces** are to be provided at a minimum rate of:
 - (i) 1.2 for each **dwelling unit** for tenant use; plus
 - (ii) 0.2 for each **dwelling unit** for visitor parking use only.

(620) Exception RA 620

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts St. Clair Avenue, McCowan Road, Brimley Road and Bellamy Road is 25.0 metres measured from the original centreline of the **street**;
- (B) the minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) The maximum height of a **building** is the lesser of 6 storeys and 20 metres;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) a minimum of 92.0 square metres of **amenity space** is to be located on the **first floor**; and
- (F) **parking spaces** are to be provided at a rate of 1.0 for each **dwelling unit**.

(621) Exception RA 621

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Brimley Road is 7.5 metres;
- (B) the minimum **building setback** from a **side lot line** is:
 - (i) 6.0 metres if it is the Northerly **side lot line**; and
 - (ii) for any other **side lot line** a distance equal to 1/2 the height of the **building**; and
- (C) the minimum **building setback** from a **rear lot line** is 3.0 metres;
- (D) the maximum height of a **building** is 22.5 metres;
- (E) **amenity space** located in the principal **building** is to be provided at a rate of 1.0 square metre for each **dwelling unit**;
- (F) **parking space** are to be provided at the rate of:
 - (i) 1.1 for each **dwelling unit** of which a minimum of 83% are to be in an enclosed **building**; and
 - (ii) 0.19 for each **dwelling unit** and used at grade visitor parking only.

(622) Exception RA 622

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of **dwelling units** is the number of **dwelling units** that existed on the date of the enactment of this by-law;
- (B) the maximum height of a **building** is the actual height of the **building** as it existed on the date of the enactment of this by-law;
- (C) The minimum **front yard setback** is that which existed on the date of the enactment of this by-law;
- (D) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**; and
- (E) the maximum **lot coverage** is that which existed on the date of the enactment of this by-law.

(623) Exception RA 623

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Eglinton Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) The maximum height of a **building** is the actual height of the **building** as it existed on the date of the enactment of this by-law;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**; and
- (E) a minimum of 92.0 square metres of **amenity space** is to be located on the **first floor**.

(624) Exception RA 624

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts St. Clair Avenue, McCowan Road, and Bellamy

Road is 31.0 metres measured from the original centreline of the **street**;

- (B) the minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**; and
- (E) a minimum of 92.0 square metres of **amenity space** is to be located on the **first floor**.

(625) Exception RA 625

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 43.0 metres measured from the original centre line of the **street**, if the **street** is St. Clair Avenue; and
 - (ii) 20.5 metres measured from the original centre line of the **street**, if the **street** is Brimley Road; and
- (B) the minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum **building setback** from a **rear lot line** is 7.5 metres
- (D) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **amenity space** is to be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(626) Exception RA 626

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts St. Clair Avenue, McCowan Road, Brimley Road and Bellamy Road; and
 - (ii) in all other cases 9.0 metres;
- (B) the minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) The maximum height of a **building** is the lesser of 6 storeys and 20 metres;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) a minimum of 92.0 square metres of **amenity space** is to be located on the **first floor**; and
- (F) **parking space** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(627) Exception RA 627

The lands subject to this exception shall comply cumulatively with the following:

- (A) despite land use permissions for this zone, only the following uses are permitted:
 - (i) a **nursing home** if it does not have more than 301 beds; and
 - (ii) a senior's apartment if it does not have more than 53 **dwelling units**; and
- (B) the minimum **building setback** from a **lot line** is:
 - (i) 1.8 metres if the **lot line** abuts Leisure Lane;
 - (ii) 26.0 metres from the southerly **lot line**; and
 - (iii) 3.0 metres in all other cases; and
- (C) the maximum height of a **building** or **structure** is the lesser of:
 - (i) 3 storeys or 11.0 metres for any part of the **building** or **structure** within 35.0 metres of a **lot line** abutting Midland Avenue;
 - (ii) 3 storeys or 11.0 metres for any part of the **building** or **structure** within 40.0 metres of the southerly **lot line**; and
 - (iii) 6 storeys or 20.0 metres in all other cases; and
- (D) the total maximum **gross floor area** of all **buildings** may not be more than 1.5 times the area of the **lot**; and
- (E) **parking spaces** must be provided at a minimum rate of:
 - (i) 0.25 for each **dwelling unit** in a seniors **apartment building**; and
 - (ii) 0.25 for each bed in a **nursing home**.

(628) Exception RA 628

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 18.0%
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 33.0 metres if the **lot line** abuts Kingston Road and measured from the original centre line of the **street**; and
 - (ii) 26.0 metres if the **lot line** abuts Midland Avenue and measured from the original centre line of the **street**; and
- (C) the minimum **building setback** from a **lot line** that does not abut a **street** is
 - (i) a distance equal to the greater of 1/2 the height of the **building** and 15.0 metres if the **lot line** abuts a **lot** in a RD, RS or RT zone; and
 - (ii) in all other cases a distance equal to 1/2 the height of the **building**; and
- (D) **amenity space** is to be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.
- (E) the maximum **building** height is the lesser of 17 storeys and 54 metres;
- (F) **parking spaces** are to be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for use by resident and of which 84% are to be located in a **building** below ground; and
 - (ii) 0.125 for each **dwelling unit** and used only for visitor parking.

(629) Exception RA 629

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 33.0%;
- (B) the minimum setback from a **lot line** that abuts a **street** is 16.0 metres and measured from the original centreline of the road allowance;
- (C) the minimum **building setback** from a **lot line** that does not abut a road is a distance equal to 1/2 the height of the **building**;
- (D) the maximum height of a **building** of **structure** is the lesser of 3 storeys and 11.0 metres; and
- (E) **parking spaces** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(630) Exception RA 630

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 33.0%;
- (B) the minimum setback from a **lot line** that abuts a **street** is 16.0 metres and measured from the original centreline of the road allowance;
- (C) the minimum **building setback** from a **lot line** that does not abut a road is a distance equal to 1/2 the height of the **building**; and
- (D) **parking spaces** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(631) Exception RA 631

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 33.0%;
- (B) the minimum setback from a **lot line** that abuts a **street** is 16.0 metres and measured from the original centreline of the road allowance;
- (C) the minimum **building setback** from a **lot line** that does not abut a road is a distance equal to 1/2 the height of the **building**;
- (D) the maximum height of a **building** of **structure** is the lesser of 4 storeys and 14.0 metres; and
- (E) **parking spaces** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(632) Exception RA 632

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 33.0%;
- (B) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 33.0 metres if the **lot line** abuts Kingston Road and is measured from the original centreline of the road allowance; and

- (ii) 19.0 metres in all other cases and measured from the original centreline of the road allowance; and
 - (C) the minimum **building setback** from a **lot line** that does not abut a road is a distance equal to 1/2 the height of the **building**;
 - (D) the maximum height of a **building of structure** is the lesser of 3 storeys and 11.0 metres; and
 - (E) **parking spaces** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.
- (633) Exception RA 633
- The lands subject to this exception shall comply with all the following:
- (A) the maximum **lot coverage** is 33.0%;
 - (B) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
 - (C) 1.8 metres is the minimum **building setback** from a **lot line** that abuts a **lot** in an RD zone;
 - (D) the maximum height of a **building of structure** is the lesser of 3 storeys and 11.0 metres; and
 - (E) **parking spaces** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.
- (634) Exception RA 634
- The lands subject to this exception shall comply with all the following:
- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Road, Eglinton Avenue or Markham Road; and
 - (ii) 9.0 metres in all other cases; and
 - (B) the minimum **building setback** from a **side lot line** or **rear lot line**, if it does not abut a road, is a distance equal to 1/2 the height of the **building**;
 - (C) the maximum **Lot coverage** is 33%;
 - (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
 - (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
 - (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.
- (635) Exception RA 635
- The lands subject to this exception shall comply with all the following:
- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
 - (B) the minimum **building setback** from a **rear lot line** is 7.5 metres; and
 - (C) the maximum **Lot coverage** is 33%;
 - (D) **amenity space** is to be provided at a rate of 1.0 square metre for each **dwelling unit**; and
 - (E) **parking spaces** are to be provided at a minimum rate of:
 - (i) 1.25 for each **dwelling unit**; and
 - (ii) 1.5 for each 100 square metres used for a Day Nursery
- (636) Exception RA 636
- The lands subject to this exception shall comply with all the following:
- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
 - (B) the minimum **building setback** from a **side lot line**, if it does not abut a **street**, is 6.0 metres;
 - (C) the minimum **building setback** from a **rear lot line** or **rear lot line**, if it does not abut a road, is 7.5 metres;
 - (D) the maximum height of a **building** is 19.0 metres;
 - (E) the maximum **Lot coverage** is 33%;
 - (F) **amenity space** is to be provided in the principal **building** at a rate of 1.5 square metres for each **dwelling unit**; and
 - (G) **parking spaces** are to be provided at a minimum rate of:
 - (i) 2.0 for each **dwelling unit**, of which one is to be in a **building** and the second may be on a **driveway** in tandem with the first; plus
 - (ii) 0.2 for each **dwelling unit** and used only for visitor parking; and
 - (H) the portion of a **building** located below ground and used for **parking spaces** is not subject to the minimum **building setback** requirements.
- (637) Exception RA 637

The lands subject to this exception shall comply with all the following:

- (A) a **parking space** may be located within 16.0metres of a **lot line** that abuts Dunelm Street;
- (B) **parking spaces** are to be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for resident use and located in a **building**; plus
 - (ii) 0.2 for each **dwelling unit** and used only for visitor parking; and
- (C) the maximum **lot coverage** is 33%;
- (D) For an **Apartment building** the following applies:
 - (i) the maximum number of **dwelling units** in an **apartment building** is not more than 1 **dwelling unit** for each 71 square metres of **lot area**;
 - (ii) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (a) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Road, Eglinton Avenue or Markham Road; and
 - (b) 9.0 metres in all other cases; and
 - (iii) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
 - (iv) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
 - (v) A convenience commercial facility for the sale of foods and sundry household items is permitted, if it has an **interior floor area** not more than 0.35% of the **gross floor area** of the **apartment building**;
- (E) for a **dwelling unit** contained in a **detached house, semi-detached house, duplex, triplex or fourplex** the following applies:
 - (i) the maximum number of **dwelling units** shall not be more than 1 for each 632 square metres of **lot area**;
 - (ii) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
 - (iii) the floor area of each **dwelling unit** is
 - (a) a minimum of 111 square metres;
 - (b) a maximum of 168 square metres.

(638) Exception RA 638

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Road, Eglinton Avenue or Markham Road; and
 - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between any two or more **buildings** located on the same development **lot** is a distance equal to the 1/2 of the combined total height of the two **buildings**;
- (D) the maximum **lot coverage** is 18%;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking only;
 - (iii) 70% of all **parking spaces** are to be located in a below grade **structure**.

(639) Exception RA 639

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Road, Eglinton Avenue or Markham Road; and
 - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;

- (C) the maximum **lot coverage** is 33%;
- (D) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (E) a maximum of 50% of the **Gross Floor Area** of the ground floor may be used for **dwelling units**; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(640) Exception RA 640

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Road, Eglinton Avenue or Markham Road; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 18%;
- (D) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (E) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking only; and
- (F) a minimum of 70% of all **parking spaces** are to be located in a below grade **structure**; and
- (G) a maximum of 8 **parking space** may be located in the **front yard**.

(641) Exception RA 641

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum **building setback** from a **rear lot line** is 7.5 metres
- (C) the maximum **lot coverage** is 33%;
- (D) **amenity space** is to be provided at a rate of 1.0 square metres for each **dwelling unit**;
- (E) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
 - (ii) 0.3 for each **dwelling unit** and used for visitor parking only.

(642) Exception RA 642

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Road, Eglinton Avenue or Markham Road; and
 - (ii) 12.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 33%;
- (D) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (E) a maximum of 50% of the **Gross Floor Area** of the ground floor may be used for **dwelling units**; and
- (E) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(643) Exception RA 643

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Road, Eglinton Avenue or Markham Road; and
 - (ii) 12.0 metres in all other cases; and
- (B) the maximum setback from a **side lot line** or **rear lot line** that abuts a **lot** in a RD, RS or RT zone is a distance equal to the greater of:

- (i) 15.0 metres; and
- (ii) 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 18%;
- (D) a wholly enclosed area in the principal **building** with a minimum **interior floor area** of 17.64 square metres is to be provided and used only for the collection and storage of waste;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) the area used as **amenity space** is to:
 - (i) be located in the principal **building**;
 - (ii) have a minimum **interior floor area** of 46.0 square metres; and
 - (iii) have a maximum **interior floor area** of 93.0 square metres;
- (G) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking only;
- (H) a minimum of 66% of all **parking spaces** are to be located in a below grade **structure**; and
- (I) storage lockers shall be provided at a rate of 1 for each **dwelling unit**.

(644) Exception RA 644

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Road, Eglinton Avenue or Markham Road; and
 - (ii) 12.0 metres in all other cases; and
- (B) the maximum setback from a **side lot line** or **rear lot line** that abuts a **lot** in a RD, RS or RT zone is a distance equal to the greater of:
 - (i) 15.0 metres; and
 - (ii) 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 18%;
- (D) a wholly enclosed area in the principal **building** with a minimum **interior floor area** of 17.64 square metres is to be provided and used only for the collection and storage of waste;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) the area used as **amenity space** is to:
 - (i) be located in the principal **building**;
 - (ii) have a minimum **interior floor area** of 46.0 square metres; and
 - (iii) have a maximum **interior floor area** of 93.0 square metres;
- (G) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking only;
- (H) a minimum of 78% of all **parking spaces** are to be located in a below grade **structure**; and
- (I) storage lockers shall be provided at a rate of 1 for each **dwelling unit**.

(645) Exception RA 645

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Road; and
 - (ii) 12.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 30%;
- (D) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

- (E) the area used as **amenity space** is to:
 - (i) be located in the principal **building**;
 - (ii) have a minimum **interior floor area** of 46.0 square metres; and
 - (iii) have a maximum **interior floor area** of 93.0 square metres;
- (F) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking only;
- (G) a minimum of 78% of all **parking spaces** are to be located in a below grade **structure**.

(646) Exception RA 646

The lands subject to this exception shall comply with all the following:

- (A) if a **building** is not more than 91 metres from the **lot line** abutting Markham Road then:
 - (i) it may contain a maximum of 279 square metres used for one or more of:
 - (a) **Personal service shop**;
 - (b) **Financial institution**;
 - (c) **Take-out eating establishment**; and
 - (d) drug store; and
 - (ii) a **Day Nursery** is permitted if it does not occupy more than 837 square metres;
 - (iii) a recreational centre is permitted if it does not occupy more than 930 square metres;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Road, Lawrence Avenue or Markham Road; and
 - (ii) 12.0 metres in all other cases; and
- (C) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) the minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) the maximum **lot coverage** is 18%;
- (F) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50, but in no case is the total **amenity space** to be less than 198 square metres;
- (G) the part of a **building** used for below grade parking is to be setback from a **lot line** that abuts a **street** is a distance equal to 1/2 the vertical distance from the surface of the lowest floor to surface grade at the **lot line** abutting the **street**;
- (H) **parking space** are to be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for resident use; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor **parking space** only; and
- (I) 75% of all **parking spaces** are to be located at or above grade.

(647) Exception RA 647

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum **building setback** from a **rear lot line** is 13.5 metres;
- (D) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) the maximum **lot coverage** is 18%;
- (F) **parking spaces** are to be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** for resident use; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor **parking space** only; and
- (I) 75% of all **parking spaces** are to be located at or above grade.

(648) Exception RA 648

The lands subject to this exception shall comply with all the following:

(A) the lands may be developed in accordance with the regulations of (B) or (C) below, but not both;

(B) for an **apartment building**:

- (i) a minimum of 67 square metres of **lot area** is required of each **dwelling unit**;
- (i) the minimum **building setback** from a **front lot line** is 18.0 metres;
- (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 12.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (iv) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (v) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (vi) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (vii) the maximum **lot coverage** is 33%;and
- (viii) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(C) for **residential buildings** other than an **apartment building**:

- (i) a minimum of 199.0 square metres of **lot area** is required for each **dwelling unit**;
- (i) the minimum **building setback** from a **front lot line** is 12.0 metres; and
- (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres.
- (iv) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (v) the maximum **lot coverage** is 33%;
- (vi) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (vii) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

(649) Exception RA 649

The lands subject to this exception shall comply with all the following:

(A) the lands may be developed in accordance with the regulations of (B) or (C) but not both;

(B) for an **apartment building**:

- (i) a minimum of 63 square metres of **lot area** is required of each **dwelling unit**;
- (i) the minimum **building setback** from a **front lot line** is 18.0 metres;
- (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 12.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (iv) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (v) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (vi) the **lot** is to contain an outdoor children's play area with minimum area of 158 square metres;
- (vii) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (viii) the maximum **lot coverage** is 33%; and
- (ix) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(C) for **residential buildings** other than an **apartment building**:

- (i) a minimum of 199.0 square metres of **lot area** is required for each **dwelling unit**;
- (i) the minimum **building setback** from a **front lot line** is 12.0 metres;
- (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres.
- (iv) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (v) the maximum **lot coverage** is 33%;
- (vi) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (vii) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

(650) Exception RA 650

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts at **street** is
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Road, Lawrence Avenue or Markham Road; and
 - (ii) 12.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum **building setback** from a **rear lot line** is 13.5 metres;
- (D) the maximum **lot coverage** is 33%;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(651) Exception RA 651

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts at **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Road, Lawrence Avenue or Markham Road; and
 - (ii) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Scarborough Golf Club Road, Bellamy Road or Orton Park Road; and
- (B) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) the maximum **lot coverage** is 33%;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(652) Exception RA 652

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Road, Lawrence Avenue or Markham Road;
 - (ii) 9.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 33%;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(653) Exception RA 653

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Road, Lawrence Avenue or Markham Road;
 - (ii) 9.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 33%;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(654) Exception RA 654

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Road, Lawrence Avenue or Markham Road;
 - (ii) 9.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 33%;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(655) Exception RA 655

The lands subject to this exception shall collectively comply with all the following:

- (A) despite regulations to the contrary, a **Nursing Home** or **Retirement Home** is not permitted;
- (B) 3.0 metres is the minimum **building setback** from a **lot line** that abuts Confederation Drive;
- (C) the maximum **lot coverage** is 33%;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) indoor recreational space is to be provided at a rate of 3 square metres for each **dwelling unit**;
- (G) a minimum of 148 **parking spaces** are to be provided.
- (H) Matters to be provided pursuant to Section 36 of the Planning Act, 1983 are:
 - (i) The owner of the lands, at its expense and in accordance with, and subject to, the agreements referred to in Sub-Section 4(b) herein, shall fund the following facilities, services and matters within four days of the coming into force of this By-law.
 - (a) Contribution of \$125,000.00 for handicapped retrofitting projects at the Cedarbrae District Library.
 - (b) Contribution of \$150,000.00 for streetscape improvements on Markham Road and other Corporation of the City of Toronto roads.
 - (ii) The owners of the lands shall enter into one or more financially secured agreements with the Corporation of the former City of Scarborough pursuant to Section 36 of the Planning Act, 1983, to secure the financial contribution referred to in Sub-Section H(i) and which shall be registered on title to the lands to which this By-law applies prior to the passage of this By-law.

(656) Exception RA 656

The lands subject to this exception shall collectively comply with all the following:

- (A) despite regulations to the contrary, a **Nursing Home** and **Retirement Home** is not permitted;
- (B) The following uses are permitted if the collective total **gross floor area** of these use is not more than 800 square metres:
 - (i) Office ,
 - (ii) **financial institution**,
 - (iii) Optical Stores,
 - (iv) Florist,
 - (v) Pharmacy,
 - (vi) Card and Gift Shops and
 - (vii) Computer/Office Supply Stores
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 3.0 metres if the **lot line** abuts Confederation Drive;
 - (ii) 60.0 metres if the **lot line** abuts Stevenwood Road;
- (C) the maximum **lot coverage** is 33%;
- (D) the maximum height of a **building** is the lesser of:
 - (i) 9.0 metres; and
 - (ii) 30 metres, measured from the lowest point at the **street** line of Markham Road located 120 m north of the property line on Stevenwood Road to the highest point of the **building** excluding mechanical

equipment room; and

- (E) indoor recreational space is to be provided at a rate of 3 square metres for each **dwelling unit**;
- (F) **amenity space** is to be located in the principal **building**;
- (G) **parking spaces** are to be provided at a rate of:
 - (i) 1.2 for each **dwelling unit** and used for resident parking; and
 - (ii) 0.2 for each **dwelling unit** and used for visitor parking only;
- (G) **parking spaces** for a **day nursery** are to be provided at a rate of 3.0 for each 100 square metres used for a **day nursery**;
- (H) The lands subject to this exception must comply with prevailing by-law Section 955.10 (1074)

(657) Exception RA 657

The lands subject to this exception shall comply with all the following:

- (A) **dwelling units** on this site are not to be:
 - (i) more than 120; and
 - (ii) less than 100;and
- (B) 3.0 metres is the minimum **building setback** from a **lot line** that abuts a **street**;
- (C) 7.5 metres is the minimum setback from a **lot line** that does not abut a **street**;
- (D) the maximum height of a **building** is the lesser of 5 storeys and 17.0 metres;
- (E) the maximum **lot coverage** is 33%;
- (F) **amenity space** is to be provided at a rate of 1.0 square metres for each **dwelling unit**;
- (G) **amenity space** is to be located in the principal **building**;
- (H) **parking spaces** are to be provided at a rate of:
 - (i) 1.3 for each **dwelling unit** and used for resident parking; and
 - (ii) 0.3 for each **dwelling unit** and used for visitor parking only;
- (I) **parking spaces** for a **day nursery** are to be provided at a rate of 3.0 for each 100 square metres used for a **day nursery**;
- (J) despite regulations to the contrary, a Recreation Centre and a **Day nursery** are also permitted uses;
- (K) a **retail store** is permitted if total **gross floor area** occupied by it is not more than 25.0 square metres.

(658) Exception RA 658

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street** is the minimum **building setback** from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road;
 - (ii) 18.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum **building setback** from a **rear lot line** that does not abut a **street** is 13.5 metres;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) the maximum height of a **building** is the lesser of 12 storeys and 38.0 metres;
- (G) the maximum **lot coverage** is 55%;
- (H) **parking space** are to be provided at a minimum rate of :
 - (i) 1.0 for each **dwelling unit** and used for resident parking;
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking only;
- (I) a minimum of 50% of the resident **parking spaces** required in H(i) are to be located at or above grade; and
- (J) despite regulation to the contrary, the following retail uses are also permitted if the total **interior floor area** of these uses is not more than 139 square metres:
 - (i) a pharmacy;
 - (ii) a **take-out eating establishment**, if the food is not prepared on site.

(659) Exception RA 659

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street** if the **lot line** abuts Ellesmere Road, Lawrence Avenue or Markham Road
 - (ii) 18.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is the greater of:
 - (i) 15.0 metres; and
 - (ii) a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation distance between the above ground, **main walls** of two principal **buildings** on the same **lot**, is a distance equal to 1/2 the total height of the two **buildings**;
- (D) the maximum **lot coverage** is 18%;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **parking spaces** are to be provided at a minimum rate of:
 - (i) 1.0 for each **dwelling unit** and used for resident parking;
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking;
- (G) a minimum of 75% of the **parking spaces** required are to be located at or above grade.

(660) Exception RA 660

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of **dwelling units** permitted is:
 - (i) if located in an **apartment building**, 1 for each 80.0 square metres of **lot area**; and
 - (ii) if located in a detached home, semi-detached home or **townhouse**, 1 for each 199 square metres of **lot area**; and
- (B) 36.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road;
- (C) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) for an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) the maximum **lot coverage** is 33%; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(661) Exception RA 661

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of **dwelling units** permitted is:
 - (i) if located in an **apartment building**, 1 for each 80.0 square metres of **lot area**; and
 - (ii) if located in a detached home, semi-detached home or **townhouse**, 1 for each 199 square metres of **lot area**; and
- (B) 36.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road;
- (C) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) for an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) the maximum **lot coverage** is 33%; and
- (F) for an **apartment building amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (G) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(662) Exception RA 662

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Road, Lawrence Avenue or Markham Road; and

- (ii) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) for an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) for an **apartment building amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (E) the maximum **lot coverage** is 33%; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(663) Exception RA 663

The lands subject to this exception shall comply with all the following:

- (A) 36.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road;
- (B) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum **building setback** from a **rear lot line** that does not abut a **street** is 13.5 metres;
- (D) a **building** or **structure** is to be set back a minimum of 10.0 metres from a stable top-of-bank line;
- (E) for an **apartment building amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) the maximum height of a **building** is the lesser of 11 storeys and 35.0 metres;
- (G) the maximum **lot coverage** is 15%; and
- (H) the part of a **building** used for below grade parking is to be setback from a **lot line** that abuts a **street** a distance equal to 1/2 the vertical distance from the surface of the lowest floor to surface grade at the **lot line** abutting the **street**;
- (I) **parking spaces** are to be provided at the minimum rate of:
 - (i) 1.0 for each **dwelling unit** and used for resident parking; and
 - (ii) 0.125 for each **dwelling unit** and used for visitor parking; and
- (J) a minimum of 66% of all **parking spaces** are to be located under ground;
- (K) a minimum of 70% of the **lot area** is to be **landscaped** and of that **landscaped** area a minimum of 50% is to be **soft landscaping**.

(664) Exception RA 664

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 19.0 metres measured from the original centreline of the **street**;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line**, that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between the above ground **main walls** of two or more **buildings** on the same **lot** is a distance equal to 1/2 of the combined height of the two **buildings**;
- (D) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (E) a minimum of 50% of the **parking spaces** are to be located in a **building**;
- (F) **amenity space** is to be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (G) if developed as **dwelling units** in an **apartment building** the following shall apply:
 - (i) the maximum number of **dwelling unit** shall not exceed 1 for each 67 square metres of **lot area**;
 - (ii) the maximum **lot coverage** is 18 %;
- (H) if developed with **dwelling units** in other than an **apartment building** the following shall apply:
 - (i) the maximum number of **dwelling unit** shall not exceed 1 for each 199 square metres of **lot area**;
 - (ii) the maximum **lot coverage** is 40%.

(665) Exception RA 665

The lands subject to this exception shall comply with all the following:

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

- (i) 12.0 metres if the **lot line** abuts Neilson Road, measured from the original centreline of the **street**;
- (ii) 9.0 metres if the **lot line** abuts any other **street**;
- (B) the maximum height of a **building** is the lesser of 15 storeys and 47 metres;
- (C) the maximum **lot coverage** is 18 %;
- (D) the minimum **building setback** from a **lot line** for a below grade parking **structures** is equivalent to the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (E) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1 for each **dwelling unit** for resident use; and
 - (ii) 0.125 each **dwelling unit** for to be located at grade for visitor parking only;
- (F) a minimum of 67% of all **parking spaces** are to be located under ground;
- (G) a recreation centre is to be provided in a **detached house** having a maximum **gross floor area** of 744 square metres.

(666) Exception RA 666

The lands subject to this exception shall comply with all the following:

- (A) the minimum set back from a **lot line** that abuts a **street** is:
 - (i) 25.0 metres if the **lot line** abuts Neilson Road, measured from the original centreline of the **street**;
 - (ii) 18.0 metres if the **lot line** abuts Ellesmere Road, measured from the original centreline of the **street**;
 - (iii) 12.0 metres if the **lot line** abuts any other **street**;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to 1/2 the total height of the two **buildings**;
- (D) the maximum **lot coverage** is 18 %;
- (E) **amenity space** is to be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;and
- (F) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) a minimum of 50% of the **parking spaces** are to be located in a **building**.

(667) Exception RA 667

The lands subject to this exception shall comply with all the following:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this by-law;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** that which existed on the date of the enactment of this by-law;
- (C) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **side lot line** on the date of the enactment of this by-law;
- (D) the minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **rear lot line** on the date of the enactment of this by-law;
- (E) the maximum **lot coverage** is 40 %;
- (F) **amenity space** is to be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;and
- (G) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1 for each **dwelling unit** for resident use; and
 - (ii) 0.125 each **dwelling unit** for to be located at grade for visitor parking only; and
- (H) a minimum of 67% of all **parking spaces** are to be located under ground; and
- (I) in addition to the uses permitted in a RA zone, the following uses are also permitted:
 - (i) **Nursing Home**;
 - (ii) Medical Office;
 - (iii) **Day Nursery**;
 - (iv) Drug Store; and

(v) Nurses, Doctor and Medical **Student Residences**.

(668) Exception RA 668

The lands subject to this exception shall comply with all the following:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this by-law;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is that which existed on the date of the enactment of this by-law;
- (C) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **side lot line** on the date of the enactment of this by-law;
- (D) the minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **rear lot line** on the date of the enactment of this by-law;
- (E) the maximum **lot coverage** is 31.1 %;
- (F) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1 for each **dwelling unit** for resident use; and
 - (ii) 0.125 each **dwelling unit** for to be located at grade for visitor parking only; and
- (G) a minimum of 67% of all **parking spaces** are to be located under ground.

(669) Exception RA 669

The lands subject to this exception shall comply with all the following:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this by-law;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is that which existed on the date of the enactment of this by-law;
- (C) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **side lot line** on the date of the enactment of this by-law;
- (D) the minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **rear lot line** on the date of the enactment of this by-law;
- (E) the maximum **lot coverage** is 40 %;
- (F) a below grade parking **structure** is to be set back from a **lot line** that abuts a road a minimum of 3.0 metres;
- (G) **amenity space** is to be provided at a rate of 1.0 square metres for each **dwelling unit**;
- (H) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1.0 for each **dwelling unit** and used for resident parking; and
 - (ii) 0.3 for each **dwelling unit** and used for visitor parking.

(670) Exception RA 670

The lands subject to this exception shall comply with all the following:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this by-law;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is that which existed on the date of the enactment of this by-law;
- (C) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **side lot line** on the date of the enactment of this by-law;
- (D) the minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **rear lot line** on the date of the enactment of this by-law;
- (E) the maximum **lot coverage** is 40 %;
- (F) **amenity space** is to be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;and
- (G) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1 for each **dwelling unit** for resident use; and
 - (ii) 0.125 each **dwelling unit** for to be located at grade for visitor parking only; and
- (H) a minimum of 67% of all **parking spaces** are to be located under ground.

(671) Exception RA 671

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 12.0 metres if the **lot line** abuts Manse Road; and

- (ii) 9.0 metres if the **lot line** abuts Wildlark Drive; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between the above ground portions of the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 of the combined total height of the two **buildings**;
- (D) the portion of a below grade **structure** used for **parking spaces** is to be setback from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (E) the maximum **lot coverage** is 40%;
- (F) the maximum height of a **building** is the lesser of 4 storeys and 14.0 metres;
- (G) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (H) **amenity space** is to be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (I) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1 for each **dwelling unit** for resident use; and
 - (ii) 0.125 each **dwelling unit** for to be located at grade for visitor parking only;
- (J) a minimum of 67% of all **parking spaces** are to be located under ground.

(672) Exception RA 672

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Avenue; and
 - (ii) 12.0 metres if the **lot line** abuts Galloway Road; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) the maximum **lot coverage** is 15%;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **amenity space** is to be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (G) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) a minimum of 67% of all **parking spaces** are to be located under ground;
- (I) a minimum of 33% of the **parking space** are to be for visitor parking; and
- (J) despite the uses permitted on this **lot**, if a minimum of 3.22 **parking space** for each 100 square metres of commercial **interior floor area** and the total **interior floor area** used for commercial is not more than 233 square metres, then the following uses are also permitted:
 - (i) Barber Shop, Beauty Salon;
 - (ii) Dry Cleaning/Laundry pick-up; and
 - (iii) **Retail Store**, limited to the sale of food and non-alcoholic beverages prepared off the **premises**.

(673) Exception RA 673

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Lawrence Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) the maximum height of the **building** is the lesser of 6 storeys and 20 metres;
- (E) the maximum **lot coverage** is equal to the percentage of the **lot** covered by **buildings** on the date of the enactment of this by-law;

- (F) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) despite the uses permitted on this **lot**, if the total **interior floor area** used for commercial is not more than 66 square metres and it is located only on the **first floor** of the south-easterly corner of the east wing, then the following uses are also permitted:
 - (i) Photo pick-up;
 - (ii) Dry Cleaning/Laundry pick-up; and
 - (iii) **Retail Store**, limited to the sale of food and non-alcoholic beverages prepared off the **premises**.

(674) Exception RA 674

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 7.5 metres if the **lot line** abuts Brimley Road;
 - (ii) 3.0 metres in all other cases; and
- (B) the minimum setback from a **rear lot line** for all **buildings** and **structures** including swimming pools is 10.0 metres;
- (C) the maximum height of the **building** is the lesser of 5 storeys and 17 metres;
- (D) the maximum **lot coverage** is equal to the percentage of the **lot** covered by **buildings** on the date of the enactment of this by-law;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.
- (G) these lands must comply with prevailing by-law section 955.10. (1073)

(675) Exception RA 675

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Avenue; and
 - (ii) 12.0 metres if the **lot line** abuts Galloway Road; and
- (B) the portion of a below grade **structure** used for **parking spaces** is to be setback from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (C) the maximum **lot coverage** is 15%;
- (D) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **amenity space** is to be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (F) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) a minimum of 67% of all **parking spaces** are to be located under ground;
- (H) a minimum of 33% of the **parking space** are to be for visitor parking; and

(676) Exception RA 676

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive is 22.0 metres measured from the original centreline of the **street**;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) the maximum **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this by-law;
- (E) the maximum **lot coverage** is equal to the percentage of the **lot** covered by **buildings** on the date of the enactment of this by-law;
- (F) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square

metres for each **dwelling unit** in excess of 50; and

- (G) **amenity space** is to be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres.

(677) Exception RA 677

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive; and
 - (ii) 18.0 metres if the **lot line** abuts Kingston Road; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is the greater of:
 - (i) a distance equal to 1/2 the height of the **building**; and
 - (ii) 15 metres where the **lot line** also abuts a **lot** in a RD or RS zone;
- (C) the minimum separation between the above ground portions of the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 of the combined total height of the two **buildings**;
- (D) the maximum **lot coverage** is 15%;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **amenity space** is to be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (G) a maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (H) a minimum 7.5 metre wide strip of land along the entire length of the part of a **lot line** that abuts a **lot** in a RD or RS zone is to be used for **soft landscaping**;
- (I) an area of the **lot** equal to a minimum of 45% of the **gross floor area** of all **buildings** on the **lot** is to be used for **soft landscaping**;
- (J) despite the uses permitted on this **lot**, a **place of worship** is also permitted if it does not cover more than 50% of the area of the **lot**.

(678) Exception RA 678

The lands subject to this exception are to comply with all the following:

- (A) The minimum setback for a **building** that abuts a **street** is:
 - (i) 36.0 metres if the **lot line** abuts Lawrence Avenue, measured from the original centreline of the **street**;
 - (ii) 31.0 metres if the **lot line** abuts Morningside Avenue, measured from the original centreline of the **street**; and
 - (iii) 9.0 metres from any other **street**; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **amenity space** is to be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (F) an area of the **lot** equal to a minimum of 45% of the **gross floor area** of all **buildings** on the **lot** is to be used for **soft landscaping**;
- (G) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) a minimum of 67% of all **parking spaces** are to be located under ground; and
- (I) a minimum of 33% of the **parking space** are to be for visitor parking.

(679) Exception RA 679

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive;

- (B) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to 1/2 the height of the **building**; and
- (C) the maximum **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this by-law;
- (D) the maximum **lot coverage** is 18%;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **amenity space** is to be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (G) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) a minimum of 67% of all **parking spaces** are to be located under ground; and
- (I) a minimum of 11% of the **parking space** are to be for visitor parking.

(680) Exception RA 680

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 31.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive;
- (B) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to 1/2 the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) the maximum **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this by-law;
- (F) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) **amenity space** is to be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres; and
- (H) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(681) Exception RA 681

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 31.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive; and
 - (ii) 9.0 metres from any other **street**; and
- (B) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this by-law;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **amenity space** is to be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres.

(682) Exception RA 682

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the centreline of Kingston Road;
 - (ii) 22.0 metres, measured from the centreline of Galloway Road; and
 - (iii) 9.0 metres from Poplar Road; and
- (B) for the part of the **lot** containing and required for an **apartment building** the following shall apply:
 - (i) the maximum number of **dwelling unit** may not be more than 1 for each 57 square metres used for an **apartment building**;

- (ii) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to 1/2 the height of the **building**;
 - (iii) the portion of a below grade **structure** used for **parking spaces** is to be setback from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
 - (iv) the maximum **building** height is the lesser of 18 storeys and 56 metres;
 - (v) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
 - (vi) a minimum of 67% of all **parking spaces** are to be located under ground;
 - (vii) a minimum of 11% of the **parking space** are to be for visitor parking;
 - (viii) a **day nursery** is permitted if it has an **interior floor area** not more than 509 square metres; and
 - (ix) auditorium, adult games room, sauna baths, swimming pool, washrooms, kitchen and storage are permitted if the **interior floor area** is not more than 919 square metres; and
- (C) for the part of the **lot** containing and required for a **townhouse building** the following shall apply:
- (i) a maximum of 70 **dwelling units** may be in to be located only in **townhouse buildings**;
 - (ii) the minimum **building setback** from a **side lot line** or **rear lot line**, that does not abuts a **street**, is 6.0 metres;
 - (iii) maximum height of a **townhouse building** is the lesser of 3 storeys and 10.0 metres;
 - (iv) the maximum **lot coverage** will not be more than an amount equal to 57 square metres for each **dwelling unit**;
 - (v) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
 - (vi) a minimum of 75% of all **parking spaces** are to be located under ground or in a **building**; and
 - (vii) a minimum of 20% of the **parking space** are to be for visitor parking.

(683) Exception RA 683

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive;
 - (ii) 18.0 metres, if the **lot line** abuts Kingston Road; and
 - (iii) 9.0 metres if the **lot line** abuts any other **street**; and
- (B) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to 1/2 the height of the **building**;
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback from a **lot line** that abuts a road a distance equal to the greater of:
 - (i) 3.0 metres; and
 - (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) the maximum **lot coverage** is 30%;
- (E) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) a minimum of 67% of all **parking spaces** are to be located under ground;
- (H) a minimum of 33% of the **parking space** are to be for visitor parking.

(684) Exception RA 684

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
 - (i) 16.5 metres, measured from the centre line of the original road allowance, if the **lot line** abuts Galloway Road;
 - (ii) 21.0 metres, measured from the centre line of the **street**, if the **lot line** abuts Kingston Road; and
- (B) the minimum ground floor area for a one-**storey building** is be 102 m² per **dwelling unit**; and for a more than one-**storey building**, the minimum ground floor area is 51 m² per **dwelling unit**.
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback from a **lot line** that abuts a **street** a minimum of 3.0 metres;

- (D) **amenity space** is to be provided at a rate of 1.0 square metres for each **dwelling unit**;
- (E) **parking spaces** for resident use are to be provided at a minimum rate of 1.0 for each **dwelling unit**;
- (F) **parking spaces** for visitor use are to be provided at a minimum rate of 0.3 for each **dwelling unit**; and
- (G) a **parking space** may be located in a yard that abuts a **street** if it is not located in the area of the required **building setback**.

(685) Exception RA 685

The lands subject to this exception must comply with Regulation 955.10.(343).

(686) Exception RA 686

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 32985.

(687) Exception RA 687

The lands subject to this exception are to comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Brimley Road is 12.0 metres;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) the minimum separation between the above ground **main wall** of two **building** is the distance equal to 1/2 to combined total height of the two **buildings**.
- (D) the maximum **lot coverage** is 20%;
- (E) **Amenity space** is to be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of fifty (50). If the total amount of **amenity space** required for all **dwelling units** exceeds 93 square metres, then the required **amenity space** is to be provided in two or more rooms, with each room having an **interior floor area** of not less than 46 square metres and not more than 93 square metres;
- (F) the minimum **lot area** to be used for **landscaping**, is an area equal to 45% of the **gross floor area** of all **buildings**, minus the **gross floor area** of the free-standing recreation **building** and enclosed public malls used for walkway purposes;
- (G) below grade **structures** are permitted in all required yards if it is not closer to a **lot line** that abuts a **street** than the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (H) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (I) of the **parking spaces** required a minimum of 65% are to be located in a **building** or **structure** below grade.

(688) Exception RA 688

The lands subject to this exception are to collectively comply with all the following:

- (A) the minimum **building setback** is:
 - (i) 6.0 metres if a **building** has a maximum height the lesser of 10.5 metres and 3 storeys; and
 - (ii) 14.0 metres if a **building** has a maximum height more than 10.5 metres and 3 storeys;
- (B) the minimum setback from a **lot line** that abuts a **lot** in a RD, RS, RT or RM zone is:
 - (i) 35.0 metres if the **building** has a maximum height the lesser of 10.5 metres and 3 storeys; and
 - (ii) 45.0 metres if a **building** has a maximum height more than 10.5 metres and 3 storeys;
- (C) despite (B(i)) a gatehouse is permitted;
- (D) a maximum of 14 **dwelling units** may be located in a **building** with 3 storeys or less;
- (E) a balcony, porch or canopy may encroach into a required **building setback** between the **main wall** of the **building** and a **lot line** abutting a **street**, if the balcony, porch or canopy does not have a length of more than 4.0 metres along the **main wall** of the **building**.
- (F) a below grade **structure** is to be setback a minimum of 3.0 metres from a **lot line** that abuts a **street** unless the **lot line** abuts Exchequer Place for which no setback is required; and
- (G) **amenity space** is to be provided at a minimum rate of 3.0 square metres for each **dwelling unit**.
- (H) **parking spaces** are to be provided at a rate of 1.4 for each **dwelling unit**, of which 1.0 for each **dwelling unit** is to be for resident use and 0.2 for each **dwelling unit** is to be for at grade visitor parking only.

(689) Exception RA 689

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 18.0 metres if the **lot line** abuts Finch Avenue or McCowan Road;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between the above ground **main wall** of two **building** is the distance equal to 1/2 to combined total height of the two **buildings**;
- (D) the maximum **lot coverage** is 15%;
- (E) **Amenity space** is to be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of fifty (50). If the total amount of **amenity space** required for all **dwelling units** exceeds 93 square metres, then the required **amenity space** is to be provided in two or more rooms, with each room having an **interior floor area** of not less than 46 square metres and not more than 93 square metres;
- (F) the minimum **lot area** to be used for **landscaping**, is an area equal to 45% of the **gross floor area** of all **buildings**, minus the **gross floor area** of the free-standing recreation **building** and enclosed public malls used for walkway purposes;
- (G) below grade **structures** are permitted in all required yards if it is not closer to a **lot line** that abuts a **street** than the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (H) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (I) of the **parking spaces** required a minimum of:
 - (i) 65% are to be located in a **building**; and
 - (ii) 11 % of all **parking spaces** are to be for visitor use only.

(690) Exception RA 690

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) is 25 metres, measured from the original centerline of the **street**, if the **lot line** abuts Warden Avenue; and
 - (ii) 6.0 metres from all other **streets**; and
- (B) The minimum **building setback** from a **side lot line** is the distance equal to 1/2 the height of the **building**, except that the **building** erected on Block "B" of Plan 6454, may have a minimum **building setback** of 17.6 metres from the southerly **side lot line**;
- (C) **amenity space** is to be provided at the rate of 9.0 square metres for each **dwelling unit** and it is to be located in a recreational room in a **building**; and
- (D) **parking spaces** are to be provided at the rate of 0.5 for each **dwelling unit**.

(691) Exception RA 691

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **street** is 16.0 metres, measured from the original centerline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is the distance equal to 1/2 the height of the **building**, except that a **building** erected on Block "E" of Plan 6454, may have a minimum **building setback** of 8.8 metres from the easterly **side lot line**;
- (C) **amenity space** is to be provided at the rate of 9.0 square metres for each **dwelling unit** and it is to be located in a recreational room in a **building**; and
- (D) **parking spaces** are to be provided at the rate of 0.5 for each **dwelling unit**.

(692) Exception RA 692

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres if the **lot line** abuts Victoria Park Avenue;
 - (ii) 10.5 metres if the **lot line** abuts Denton Avenue; and

- (iii) 7.5 metres if the **lot line** abuts Macey Avenue; and
- (B) The maximum surface area of the **lot** that may be covered by all **buildings** and **structures** is 16%;
- (C) the minimum **building setback** from the southerly **lot line** is 15.0 metres;
- (D) **amenity space** is to be provided at the rate of 0.9 square metres for each **dwelling unit**; and
- (E) the minimum **building setback** from a **lot line** for a below grade parking **structure** from a **lot line** is the greater of :
 - (i) 3.0 metres; and
 - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
 - (iii) this requirement does not apply to the **lane** along the southerly boundary of the these lands; and
- (F) a maximum 20 storeys (18 storeys for apartment **dwelling units** over 2 lowest storeys containing **ancillary** uses as automobile parking, storage, utilities and recreation centre).
- (G) the maximum height of the **building** is the actual **building** height that existed on the date of the enactment of this by-law;
- (H) **parking space** are to be provided at a minimum rate of:
 - (i) 1 for each **dwelling unit** and used for resident parking and located in an enclosed **structure** below grade with a **landscaped** roof; and
 - (ii) 0.2 each **dwelling unit** and used for visitor parking and located on grade or in an open **structure** below grade with a **landscaped** roof;
- (I) the minimum width of a **driveway** is:
 - (i) 4.8 metres if it is for one way traffic movement only;
 - (ii) 6.0 metres if it is two way traffic movement; and
 - (iii) 3.0 metres if it is a ramp to underground parking; and
- (J) despite regulations to the contrary, **dwelling units** may only be in an **Apartment Building**;
- (K) the maximum **gross floor area**, excluding the **interior floor area** uses for **amenity space**, is no to be more than:
 - (i) on Block A, 2.75 times the area of the **lot**; and
 - (ii) on Block B, 2.5 times the area of the **lot**; and
- (L) the minimum amount of **landscaping** to be provided is:
 - (i) on Block A, 0.25 square metres for each 1.0 square metres of **gross floor area** in the **building**; and
 - (ii) on Block B, , 0.24 square metres for each 1.0 square metres of **gross floor area** in the **building**; and
- (M) a balcony and enclosed porch may project from a **building** a maximum of 1.85 metres into a required yard setback.

(693) Exception RA 693

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres if the **lot line** abuts Victoria Park Avenue;
 - (ii) 10.5 metres if the **lot line** abuts Denton Avenue; and
 - (iii) 7.5 metres if the **lot line** abuts Macey Avenue; and
- (B) the minimum **building setback** from the southerly **lot line** is 12.0 metres;
- (C) the maximum surface area of the **lot** that may be covered by **building** may not be more than 17% of the **lot area**;
- (D) **amenity space** is to be provided at the rate of 0.9 square metres for each **dwelling unit**; and
- (E) the minimum **building setback** from a **lot line** for a below grade parking **structure** from a **lot line** is the greater of :
 - (i) 3.0 metres; and
 - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
 - (iii) this requirement does not apply to the **lane** along the southerly boundary of the these lands; and
- (F) a maximum 18 storeys (16 storeys for apartment **dwelling units** over 2 lowest storeys containing **ancillary** uses as automobile parking, storage, utilities and recreation centre).
- (G) the minimum width of a **driveway** is:

- (i) 4.8 metres if it is for one way traffic movement only;
 - (ii) 6.0 metres if it is two way traffic movement; and
 - (iii) 3.0 metres if it is a ramp to underground parking; and
- (H) **parking space** are to be provided at a minimum rate of:
- (i) 0.88 for each **dwelling unit** and used for resident parking and located in an enclosed **structure** below grade with a **landscaped** roof; and
 - (ii) 0.12 each **dwelling unit** and used for visitor parking and located on grade or in an open **structure** below grade with a **landscaped** roof;
- (I) despite regulations to the contrary, **dwelling units** may only be in an **Apartment Building**;
- (J) the maximum **gross floor area**, excluding the **interior floor area** uses for **amenity space**, is no to be more than:
- (i) on Block A, 2.75 times the area of the **lot**; and
 - (ii) on Block B, 2.5 times the area of the **lot**; and
- (K) the minimum amount of **landscaping** to be provided is:
- (i) on Block A, 0.25 square metres for each 1.0 square metres of **gross floor area** in the **building**; and
 - (ii) on Block B, , 0.24 square metres for each 1.0 square metres of **gross floor area** in the **building**; and
- (L) a balcony and enclosed porch may project from a **building** a maximum of 1.85 metres into a required yard setback.

(694) Exception RA 694

The lands subject to this exception shall comply with all the following:

- (A) the maximum **gross floor area** of all floor levels at grade or above may not be more than an area equal to 2.5 times the area of the **lot**, but does not include **interior floor area** used for retail, **amenity space** or mechanical purposes; and
- (B) the minimum **building setback** from a **side lot line** is:
 - (i) 20.0 metres if the **lot line** abuts a **lot** in a RD or RS zone; and
 - (ii) 7.5 metres in all other cases; and
- (C) the minimum **building setback** from a **rear lot line** is 50 .0 metres
- (D) the maximum **lot coverage** is 15%;
- (E) the minimum **building setback** for a below grade parking **structure** from a **lot line** is the greater of:
 - (i) 3.0 metres: and
 - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**;
- (G) of the **parking space** required by (F):
 - (i) a minimum of 87.5% are to be used for resident parking only and are to be located in a **building**; and
 - (ii) a minimum of 12.5% are to be used for visitor parking only and are to be located at grade; and
- (H) a minimum of 60% of the **lot area** is to be used for no other purpose than **landscaping**.

(695) Exception RA 695

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centerline of the **street**; if the **lot line** abuts Pharmacy Avenue; and
 - (ii) from any other **street**:
 - (a) 12.0 metres to any wall of the **building** 20 metres or more in length; and
 - (b) 7.5 metres to any wall of the **building** less than 20 metres in length; and
- (B) the maximum **lot coverage** is 15%;
- (C) no part of a **building** is to be less than 18.0 from a **lot line** that abuts a **lot** in a different zone, except that one corner of the **building** may be a minimum of 15.0 metres;
- (D) **parking space** are to be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** is to be used for resident parking only and the remaining **parking spaces** are to be used for visitor parking only;
- (E) a minimum of 50% of the **lot area** is to be used for no other purpose than **landscaping**; and

- (F) the minimum **building setback** for a below grade parking **structure** from a **lot line** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.
- (G) **amenity space** is to be provided at the rate of 0.9 square metres for each **dwelling unit** and is to be located in the principal **building**; and
- (H) The walls of **buildings**, containing habitable rooms, facing one another shall maintain a minimum distance between the **buildings** of one-half of the sum of the height of the two **buildings** except where the overlap is less than 100%, in which case the minimum distance may be reduced proportionately by that amount of **building** which is not overlapped, but in no case shall the distance be less than 45 m; where two walls less than 19.5 m in length face each other the distance shall be no less than 30 m, but, where one or both of these walls does not contain habitable rooms, the minimum distance shall be not less than 24 m. A minimum **side yard** of one-half the height of accessory or recreational **buildings** shall be provided from any other zone boundary. For the purpose of this regulation, overlap means, the greater of two distances, measured along the elevation of the **building**, between two lines extended perpendicularly from each **building** to the corners of an opposite **building**.

(696) Exception RA 696

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centerline of the **street**; if the **lot line** abuts Pharmacy Avenue; and
 - (ii) from any other **street**:
 - (a) 12.0 metres to any wall of the **building** 20 metres or more in length; and
 - (b) 7.5 metres to any wall of the **building** less than 20 metres in length; and
- (B) the maximum **lot coverage** is 15%;
- (C) no part of a **building** is to be less than 18.0 from a **lot line** that abuts a **lot** in a different zone, except that one corner of the **building** may be a minimum of 15.0 metres;
- (D) **parking space** are to be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** are to be used for resident parking only and the remaining **parking spaces** are to be used for visitor parking only;
- (E) a minimum of 50% of the **lot area** is to be used for no other purpose than **landscaping**; and
- (F) the minimum **building setback** for a below grade parking **structure** from a **lot line** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.
- (G) **amenity space** is to be provided at the rate of 0.9 square metres for each **dwelling unit** and is to be located in the principal **building**; and
- (H) The walls of **buildings**, containing habitable rooms, facing one another shall maintain a minimum distance between the **buildings** of one-half of the sum of the height of the two **buildings** except where the overlap is less than 100%, in which case the minimum distance may be reduced proportionately by that amount of **building** which is not overlapped, but in no case shall the distance be less than 45 m; where two walls less than 19.5 m in length face each other the distance shall be no less than 30 m, but, where one or both of these walls does not contain habitable rooms, the minimum distance shall be not less than 24 m. A minimum **side yard** of one-half the height of accessory or recreational **buildings** shall be provided from any other zone boundary. For the purpose of this regulation, overlap means, the greater of two distances, measured along the elevation of the **building**, between two lines extended perpendicularly from each **building** to the corners of an opposite **building**.
- (I) **Retail Store, Personal Service Shop and Eating Establishment** are also permitted if:
 - (i) Maximum **interior floor area** of all **Eating Establishment** is not more than 50 m²;
 - (ii) The combined **gross floor area** of all **Retail Store, Personal Service Shop and Eating Establishment** is not more than 279 square metres
 - iii) all **Retail Store, Personal Service Shop and Eating Establishment** are located only on the **first floor**; and
 - (iv) **parking spaces** are to be provided for these uses at a rate of 1 for each 100 square metres of **gross floor area**.

(697) Exception RA 697

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;

- (B) the minimum **building setback** from a **side lot line** that does not abut a **street** is 9.0 metres;
- (C) the minimum **building setback** from a **rear lot line** is 15.0 metres;
- (D) the maximum **lot coverage** is 15%;
- (E) a minimum area equal to 25% of the **lot area** is to be used only for recreational uses and may be located in a **building** or outside on the **lot**;
- (F) a minimum of 70% of the **lot area** is to be used for **landscaping**;
- (G) the minimum **building setback** for a below grade parking **structure** from a **lot line** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (H) **parking space** are to be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** is to be used for resident parking only and the remaining **parking spaces** are to be used for visitor parking only.
- (I) on the lands described as, COMMENCING at the north-east corner of **Lot 1**, Registered Plan 849; THENCE northerly 88.697 m along the easterly boundary of Warden Avenue to the southerly boundary of the lands owned by the Board of Education and being presently used for the Warden Avenue **Public School**;
THENCE westerly along the southerly boundary of the aforesaid Board of Education lands 187.935 m to a point in the said southerly boundary; THENCE southerly 88.583 m to a point; THENCE easterly along the northerly boundary of Registered Plan 849 187.249 m to the easterly boundary of Warden Avenue, and the place of beginning; an greenhouse existing on the date of the enactment of this by-law may continue to expand if:
 - (i) it is set back from a **lot line** that abuts a **street** at least:
 - (a) 19.0 metres, measure from the centreline of the original road allowance if the **lot line** abuts Warden Avenue; and
 - (b) 4.5 metres from a **lot line** that abuts any other **street**; and
 - (ii) not more than 50% of the **lot area** is covered by **buildings**.

(698) Exception RA 698

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum **building setback** from a **side lot line** is 9.0 metres;
- (C) the minimum **building setback** from a **rear lot line** is 15.0 metres;
- (D) the maximum **lot coverage** is 15%;
- (E) a minimum area equal to 25% of the **lot area** is to be used only for recreational uses and may be located in a **building** or outside on the **lot**;
- (F) a minimum of 70% of the **lot area** is to be used for **landscaping**;
- (G) the minimum **building setback** for a below grade parking **structure** from a **lot line** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (H) **parking space** are to be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** is to be used for resident parking only and the remaining **parking spaces** are to be used for visitor parking only.
- (I) on the lands described as, COMMENCING at the north-east corner of **Lot 1**, Registered Plan 849; THENCE northerly 88.697 m along the easterly boundary of Warden Avenue to the southerly boundary of the lands owned by the Board of Education and being presently used for the Warden Avenue **Public School**;
THENCE westerly along the southerly boundary of the aforesaid Board of Education lands 187.935 m to a point in the said southerly boundary; THENCE southerly 88.583 m to a point; THENCE easterly along the northerly boundary of Registered Plan 849 187.249 m to the easterly boundary of Warden Avenue, and the place of beginning; an greenhouse existing on the date of the enactment of this by-law may continue to expand if:
 - (i) it is set back from a **lot line** that abuts a **street** at least:
 - (a) 19.0 metres, measure from the centreline of the original road allowance if the **lot line** abuts Warden Avenue; and
 - (b) 4.5 metres from a **lot line** that abuts any other **street**; and
 - (ii) not more than 50% of the **lot area** is covered by **buildings**.

(710) Exception RA 710

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Kennedy road is 27 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal 1/2 the height of the **building**;
- (C) the minimum separation between the above ground **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the combined total height of the two **buildings**;
- (D) a minimum of 50% of the **gross floor area** of the first is to be used only for **dwelling units**;
- (E) the maximum **lot coverage** is 30%; and
- (F) a minimum 1.5 metre wide strip of land used only for **soft landscaping** must be located along the entire part of a **lot line** that abuts a **lot** in a Residential Zone category.

(711) Exception RA 711

The lands subject to this exception shall collectively comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 22.0 metres, measured from the original centreline of the **street**, if it is a **front lot line**, and
 - (B) 3.6 metres, if it is a **side lot line**.

(712) Exception RA 712

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** is:
 - (i) 3.0 metres if the **lot line** abuts a **street**;
 - (ii) 6.0 metres if the **lot line** is the westerly **side lot line**;
 - (iii) 15.0 metres if the **lot line** is the easterly **side lot line**; and
 - (iv) 40.0 metres if the **lot line** is the northerly **rear lot line**;
- (B) the maximum **building** height is the lesser of 32 metres and 11 storeys;
- (C) **amenity space** is to be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (D) the **side yard** abutting the easterly **lot line** shall be used only for **landscaping** with the exception that a **driveway** is permitted in the **street yard**;
- (E) **parking spaces** are to be provided at a minimum rate of 1.3 for each **dwelling unit**;
- (F) a minimum of:
 - (i) 0.8 **parking spaces** per **dwelling unit** must be provided underground for tenant parking;
 - (ii) 0.2 **parking spaces** per **dwelling unit** to be provided on the surface for visitor parking; and
- (G) the maximum number of storeys is 2.

(713) Exception RA 713

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centre line of the **street** , if the **lot line** abuts Kingston Road, Eglinton Avenue and Markham Road; and
 - (ii) 9.0 metres in all other cases; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in a residential RD zone is 7.5 metres;
- (C) a minimum of 50% of the **interior floor area** of the **first floor** is to be used for **dwelling units**;
- (D) **amenity space** is to be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (E) the minimum **building setback** from a side and **rear lot line** is a distance equal to 1/2 the height of the **building**.

(714) Exception RA 714

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centre line of the **street** , if the **lot line** abuts Kingston Road,

Eglinton Avenue and Markham Road; and

(ii) 9.0 metres in all other cases; and

- (B) the minimum **building setback** from a side and **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) a minimum of 50% of the **interior floor area** of the **first floor** is to be used for **dwelling units**;
- (D) **amenity space** is to be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (E) **parking space** are to be provided at a minimum rate of 1.1 for each **dwelling unit**; and
- (F) a minimum of 50% of the required **parking spaces** are to be located below ground.

(715) Exception RA 715

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Kingston Road, Eglinton Avenue and Markham Road; and
 - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a side and **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) a minimum of 50% of the **interior floor area** of the **first floor** is to be used for **dwelling units**;
- (D) **amenity space** is to be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (E) **parking space** are to be provided at a minimum rate of 1.05 for each **dwelling unit**; and
- (F) a minimum of 50% of the required **parking spaces** are to be located below ground

(716) Exception RA 716

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) a minimum of 50% of the **interior floor area** of the **first floor** is to be used for **dwelling units**; and
- (C) **amenity space** is to be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50.

(718) Exception RA 718

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (B) the minimum separation between the above ground **main walls** of two **buildings** on a **lot** is a distance equal to 1/2 the combined total height of the two **buildings**;
- (C) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit** of which 66% are to be located below grade;
- (D) a minimum of 11% of the required **parking space** are to be used for visitor parking only;
- (E) **amenity space** is to be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) if the total area of **amenity space** to be provided is greater than 93 square metres, it must be provided in two or more rooms with no room having an area less than 46 square metres;
- (G) a below grade parking **structure** may be permitted in a **front yard** if it is setback the greater of :
 - (i) a minimum of 3.0 metres; and
 - (ii) a minimum distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (H) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 9.0 metres if the **lot line** abuts Bellamy Road; and
 - (ii) 7.5 metres in all other cases.

(720) Exception RA 720

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

- (A) On a **lot**, a medical and professional office **building** is a permitted use provided:

- (i) the **lot coverage** does not exceed 50%;
- (ii) the **building** height does not exceed 10.7 metres;
- (iii) the **front yard setback** of the **building** is not less than 9.1 metres;
- (iv) the east **side yard setback** of the **building** is not less than 6.4 metres;
- (v) parking is provided on the **lot** at a rate of 1 **parking space** for every 46 square metres of **interior floor area**; and
- (vi) no **vehicle** access to or from the on site parking is by way of Glengarry Avenue.

(721) Exception RA 721

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

- (A) On a **lot**, a **building** containing office use is permitted provided:
 - (i) the height of the **building** does not exceed 11.0 metres;
 - (ii) the **front yard setback** of the **building** is not less than 9.0 metres;
 - (iii) the minimum **soft landscaped** open space is 220 square metres;
 - (iv) a minimum of 7 **parking spaces** are provided on the **lot**; and
 - (v) no **vehicle** access to or from the **lot** is provided from Glengarry Avenue

(722) Exception RA 722

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

- (A) On a **lot**, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, seniors' community house, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West.
- (C) The lands subject to this exception must comply with Regulation 955.10.(336).

(723) Exception RA 723

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

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.

(725) Exception RA 725

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

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.
- (B) The maximum height of any **building** on the lands is 18 metres with no more than 6 storeys.

(726) Exception RA 726

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1990-156 and 1990-203.

(727) Exception RA 727

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1982-192 and 1985-137.

(728) Exception RA 728

The lands subject to this exception are to collectively comply with all the following:

- (A) the number of **dwelling units** permitted is:
 - (i) a minimum of 145 **dwelling units**; and
 - (ii) a maximum of 170 **dwelling units**; and
- (B) the minimum setback from a **lot line** abutting a **street** is 3.0 metres;
- (C) **amenity space** must be provided within a **building** a rate of 1.0 square metres for each **dwelling unit**;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance is to be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) the maximum height of a **building** or **structure** is:

- (i) 15 metres for the portion located with 30 metres of Alton Towers Circle; and
 - (ii) 54 metres in all other cases; and
- (F) **parking spaces** is to be provided at the rate of:
- (i) 1.0 **parking space** for each **dwelling unit**; and
 - (ii) 0.3 **parking space** for each **dwelling unit** and used for visitor parking.

(729) Exception RA 729

The lands subject to this exception are to collectively comply with all the following:

- (A) the number of **dwelling units** permitted is:
- (i) for lands within 65 metres of Alton Towers Circle:
 - (a) a minimum of 50 **dwelling units** for each hectare; and
 - (b) a maximum of 65 **dwelling units** for each hectare; and
 - (ii) for lands within 65 metres of Alton Towers Circle:
 - (a) a minimum of 225 **dwelling units** for each hectare; and
 - (b) a maximum of 240 **dwelling units** for each hectare; and
- (B) the minimum setback from a **lot line** abutting a **street** is 3.0 metres;
- (C) **amenity space** is to be provided within a **building** at a rate of 1.0 square metres for each **dwelling unit**;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance is to be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) the maximum height of a **building** or **structure** is:
- (i) 15 metres for the portion located with 30 metres of Alton Towers Circle; and
 - (ii) 54 metres in all other cases; and
- (F) **parking spaces** is to be provided at the rate of:
- (i) 1.0 **parking space** for each **dwelling unit**;
 - (ii) 0.25 **parking space** for each **dwelling unit** in a senior citizen **building**; and
 - (iii) 0.3 **parking space** for each **dwelling unit** in an **apartment building** and used only for visitor parking; and
- (G) in addition to the uses permitted, **day nurseries** and private home care are also permitted uses; and
- (H) despite regulations to the contrary, **dwelling units** may be located in all **residential building** types.

(731) Exception RA 731

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

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.
- (B) On or between the odd numbered addresses of 1467 -1515 BATHURST ST, 396 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 358-98, as amended.

(732) Exception RA 732

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

- (A) The applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 533-2010, as amended.

(733) Exception RA 733

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

- (A) The applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22575 as amended; and
- (B) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 335-2010 as amended.

(734) Exception RA 734

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 223-2010 as amended.

(735) Exception RA 735

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 995-2009 as amended.

(736) Exception RA 736

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.70.1, being City of Toronto By-law 601-2009.

(737) Exception RA 737

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

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 10.5 metres;
- (B) the maximum **lot coverage** is 50%;
- (C) the minimum **building setback** from a **side lot line** is the distance equal to 1/2 the height of the **building**;
- (D) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres; and
- (E) the maximum height of a **building** is the lesser of 11.0 metres and 3 storeys.

(738) Exception RA 738

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

- (A) 22.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** if the **lot line** abuts Pharmacy Avenue, Danforth Road, Victoria Park Avenue, and Warden Avenue; and
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**.

(739) Exception RA 739

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

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the road, if the **lot line** abuts Ellesmere Road, Lawrence Avenue or Markham Road; and
 - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) On a reversed **lot**, a minimum 1.5 metre wide strip of land along the entire length of the **rear lot line** is to be used for **soft landscaping**.
- (E) **amenity space** is to be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50

(740) Exception RA 740

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

- (A) a maximum of 259 **dwelling units** in an **apartment building** and 12 **dwelling units** within multiple family dwellings are permitted on these lands.
- (B) the minimum **building setback** from a **lot line** is:
 - (i) 7.5 metres from the westerly **lot line**;
 - (ii) 7.5 metres for above ground **structures** From the northerly **lot line**, and no setback requirement for underground **structures**; and
 - (iii) 3.0 metres from a **lot line** that abuts a **street**, for above ground **structures** and no setback requirement for underground **structures**; and
- (C) **amenity space** must be provided inside a **building** at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (D) **Parking space** must be provided at a minimum rate of :
 - (i) 1.4 for each **dwelling unit** in an **apartment building**; and
 - (ii) 2.0 for each **dwelling unit** in a Multiple-Family Dwelling; and
- (E) the maximum height of a **building** is the lesser of 14 storeys and 44 metres;
- (F) despite regulations to the contrary, a Multiple-Family Dwelling is also a permitted **building** type on these lands; and
- (G) for the purpose of this exception, a Multiple-Family Dwelling means two or more **dwelling units** arranged in a **building** so that not more than four (4) **dwelling units** have common access from one external entrance at grade level of the **building**.

(741) Exception RA 741

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

- (A) the maximum **lot coverage** is 33%;

- (B) **parking space** must be provided at a minimum rate of:
 - (i) 1.2 for each **dwelling unit** and used for resident parking; and
 - 0.2 for each **dwelling unit** and used for visitor parking only; and
- (C) indoor **amenity space** must be provided at a minimum rate of 1.3 square metres for each **dwelling unit**.

(742) Exception RA 742

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

- (A) the minimum **building setback** from a **front lot line** is:
 - (i) 18.0 metres if the **lot line** abuts Kennedy Road; and
 - (ii) 12.0 meters in all other cases; and
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum **floor space index** is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (F) a below grade parking **structure** may be located in all yards;
- (G) the minimum setback for a below grade parking **structures** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the **average grade** along the **front lot line**;
- (H) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) a minimum of 157 **parking spaces** must be provided on the **lot**, of which a minimum of 123 **parking spaces** must be located underground; and
- (J) A minimum 40% of the **lot** must be used for no other purpose than **landscaping**; and
- (K) the maximum number of **dwelling units** must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(743) Exception RA 743

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

- (A) the minimum **building setback** from a **front lot line** is:
 - (i) 18.0 metres if the **lot line** abuts Kennedy Road; and
 - (ii) 12.0 meters in all other cases; and
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum **floor space index** is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (F) a low grade parking **structure** may be located in all yards;
- (G) the minimum setback for a below grade parking **structures** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the **average grade** along the **front lot line**;
- (H) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) a minimum 45% of the **lot** must be used for no other purpose than **landscaping**;
- (J) a minimum of 217 **parking spaces** must be provided on the site, of which a minimum of 141 **parking spaces** must be located underground; and
- (K) a maximum of two **parking spaces** may be permitted in the **front yard** abutting Antrim Crescent; and
- (L) the maximum number of **dwelling units** must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(744) Exception RA 744

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

- (A) the minimum **building setback** from a **front lot line** is 22.0 meters, measured from the original centre line of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**; and
- (C) a minimum of 50% of the **first floor** is to be used for **dwelling units**;

(745) Exception RA 745

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

- (A) the minimum **building setback** from a **front lot line** is 12.0 meters;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum **floor space index** is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (F) below grade parking **structure** may be located in all yards;
- (G) the minimum setback for a below grade parking **structures** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the **average grade** along the **front lot line**;
- (H) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) a minimum of 211 **parking spaces** must be provided on the site, of which a minimum of 144 **parking spaces** must be located underground; and
- (J) a maximum of six **parking spaces** shall be permitted in the **front yard** abutting Antrim Crescent.
- (K) A minimum 43% of the **lot** must be used for no other purpose than **landscaping**; and
- (L) the maximum number of **dwelling units** must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(746) Exception RA 746

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

- (A) the minimum **building setback** from a **front lot line** is 12.0 meters;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum **floor space index** is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (F) below grade parking **structure** may be located in all yards;
- (G) the minimum setback for a below grade parking **structures** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the **average grade** along the **front lot line**;
- (H) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) a minimum of 209 **parking spaces** must be provided on the site, of which a minimum of 128 **parking spaces** must be located underground; and
- (J) A minimum 40% of the **lot** must be used for no other purpose than **landscaping**; and
- (K) the maximum number of **dwelling units** must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(747) Exception RA 747

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

- (A) the minimum **building setback** from a **front lot line** is 12.0 meters;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum **floor space index** is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (F) below grade parking **structure** may be located in all yards;
- (G) the minimum setback for a below grade parking **structures** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the **average grade** along the **front lot line**;
- (H) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) a minimum of 235 **parking spaces** must be provided on the site, of which a minimum of 156 **parking spaces** must be located underground; and
- (J) A minimum 45% of the **lot** must be used for no other purpose than **landscaping**; and
- (K) the maximum number of **dwelling units** must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(748) Exception RA 748

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

- (A) the minimum **building setback** from a **front lot line** is:
 - (i) 36.0 metres, measured from the original centerline of the **street**, if the **lot line** abuts Kennedy Road; and
 - (ii) 12.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 18%;
- (D) the minimum setback from a **rear lot line** is 13.5 metres;
- (E) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (J) A minimum 50% of the **lot** must be used for no other purpose than **landscaping**; and
- (K) **parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (K) of the required **parking spaces**:
 - (i) a minimum of 55% may be located at or above ground; and
 - (ii) 11% must be surface **parking spaces** for visitor use only.

(749) Exception RA 749

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

- (A) the minimum **building setback** from a **front lot line** is:
 - (i) 18.0 metres if the **lot line** abuts Kennedy Road; and
 - (ii) 12.0 meters in all other cases; and
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum **floor space index** is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (F) below grade parking **structure** may be located in all yards;
- (G) the minimum setback for a below grade parking **structures** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the **average grade** along the **front lot line**;
- (H) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

- (I) a minimum 45% of the **lot** must be used for no other purpose than **landscaping**;
- (J) **parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (K) of the required **parking spaces**:
 - (i) a minimum of 66% must be located underground; and
 - (ii) 11% must be surface **parking spaces** for visitor use only; and
- (L) the maximum number of **dwelling units** must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(750) Exception RA 750

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

- (A) the minimum **building setback** from a **lot line** abutting Ellesmere Road is:
 - (i) 2.7 metres, for any portion of the **building** that is only one **storey** and contains a recreation area and/or lobby space; and
 - (ii) 9.0 metres in all other cases;
- (B) the **lot line** abutting Ellesmere Road is the **front lot line**;
- (C) there is no maximum **lot coverage**;
- (D) the minimum **building setback** from a **side lot line** is 12.0 metres;
- (E) the minimum **building setback** from a **rear lot line** is:
 - (i) 25.0 metres if the **rear lot line** abuts a **lot** in an RT zone; and
 - (ii) 7.5 metres in all other cases;
- (F) the maximum **building** height is 16 storeys;
- (G) in addition to the uses permitted in the zone, **retail stores** and **personal service shops** (excluding the preparation of food) are also permitted if:
 - (i) the **gross floor area** of all retail stores and all **personal service shops** is 475 square metres;
 - (ii) they are setback a minimum of 180 metres from Mondeo Drive; and
 - (iii) they are on the **first floor**; and
- (H) Underground parking **structures** are permitted to have zero (0) setback from the **lot lines** of Ellesmere Road and Mondeo Drive;
- (I) **parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**; and
- (J) Visitor **parking spaces** must be provided at a minimum rate of 0.2 spaces per **dwelling unit**.

(751) Exception RA 751

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

- (A) the minimum **building setback**, measured from the original centre line of the **street** is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**; and
- (C) a minimum of 50% of the **first floor** is to be used for **dwelling units**.

(752) Exception RA 752

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

- (A) the minimum **building setback** from a **front lot line** is 6.0 metres;
- (B) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (C) the minimum **building setback**
 - (i) from the south **side lot line** is 0.8 metres.
 - (ii) from the north **side lot line** is 1.0 metres.
- (D) the maximum **lot coverage** is 42%;
- (E) the maximum **building** height is 4.5 storeys and 14 metres;
- (F) Underground parking **structures** (including stairwells), must be setback at least:
 - (i) 1.2 metres from a **lot line** abutting Birchmount Road; and
 - (ii) 0.3 metres from all other **lot lines**; and

- (D) **parking spaces** must be provided at a minimum rate of 1.6 spaces for each **dwelling unit**; and
- (E) A minimum of 2 surface **parking spaces** for the disabled must be provided.

(753) Exception RA 753

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

- (A) the minimum **building setback**, measured from the original centre line of the **street** is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**; and
- (C) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) a minimum of 50% of the **first floor** is to be used for **dwelling units**;
- (E) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**.

(754) Exception RA 754

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

- (A) the minimum **building setback**, measured from the original centre line of the **street** is 36.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**; and
- (C) a minimum of 50% of the **first floor** is to be used for **dwelling units**;
- (D) a minimum of 92 square metres of **first floor** must be utilized for recreational purposes.

(755) Exception RA 755

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

- (A) the minimum **building setback**, measured from the original centre line of the **street** is 36.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 18%;
- (D) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) a minimum of 50% of the **lot area** must be used for **landscaping**; and
- (F) **parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (G) of the required **parking spaces**:
 - (i) a minimum of 55% must be located underground; and
 - (ii) 11% must be surface **parking spaces** for visitor use only.

(756) Exception RA 756

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

- (A) The maximum number of **dwelling units** must not be more than:
 - (i) one **dwelling unit** per 66 m² of **lot area** for a Senior Citizens' Home; or
 - (ii) one **dwelling unit** per 94 m² of **lot area** for an **apartment building**;
 - (B) The minimum **building setback** from the **lot line** is 6.0 metres;
 - (C) the maximum height of the **apartment building** is the lesser of:
 - (i) 14.5 metres and 4 storeys for an **apartment building**; and
 - (ii) 40 m and 11 storeys for a Senior Citizens' Home;
 - (D) **amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;
 - (E) all **buildings** and **structures** including swimming pools must be setback a minimum of 10 metres from lands in an ON zone; and
- Parking space** must be provided at a minimum rate of :
- (i) 0.5 for each **dwelling unit** in a Senior Citizen's Home;
 - (ii) 1.8 for each **dwelling unit** in a multiple family dwelling; and
 - (iii) 1.4 for each **dwelling unit** in an **apartment building**;

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 subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (979)

(4) Exception CL 4

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (980)

(5) Exception CL 5

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.30.1., being former City of North York By-laws: 16295; 22689; and 29984, as amended.

(6) Exception CL 6

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.30.1., being former City of North York By-laws: 30114.

(7) Exception CL 7

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

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

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

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

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

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

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

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

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

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

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

(9) Exception CL 9

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 31619.

(10) Exception CL 10

The lands subject to this exception shall comply with all the following:

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

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

(i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;

(ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;

(iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or

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

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

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

(12) Exception CL 12

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

(A) Prevailing By-law section 955.10 (981)

(13) Exception CL 13

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

(A) Prevailing By-law section 955.10 (982)

(14) Exception CL 14

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.30.1., being former City of North York By-laws: 29354 and 29188 as amended.

(15) Exception CL 15

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.30.1., being former City of North York By-laws: 29944 as amended.

(16) Exception CL 16

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

(A) Prevailing By-law section 955.10 (983)

(17) Exception CL 17

The lands subject to this exception shall comply with all the following:

(A) despite the uses permitted by the zone, only the following uses may be located on these lands:

- (i) **Take-out Eating Establishment** if it does not exceed a **gross floor area** of 465 square metres;
- (ii) barber shop;
- (iii) beauty parlour;
- (iv) business and professional office;
- (v) **financial institution**;
- (vi) drug store;
- (vii) domestic retail;
- (viii) **vehicle fuel station**; and
- (ix) **vehicle service shop**;

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

- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
- (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
- (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
- (iv) 3.0 metres from a **lot line** that abuts any other **street**; and

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

(D) a 7.5 metre wide **landscaping** strip must be located along the entire length of a **rear lot line** and **side lot line**; and

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

(19) Exception CL 19

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

(A) Prevailing By-law section 955.10 (984)

(21) Exception CL 21

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

(A) Prevailing By-law section 955.10 (985)

(22) Exception CL 22

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

- (A) Prevailing By-law section 955.10 (986)

(23) Exception CL 23

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

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

- (i) 16.5 m from the centre line of the original road allowance of Victoria Park Avenue (north of Kingston Road), Birchmount Road (north of Kingston Road) and Warden Avenue (north of Kingston Road);
- (ii) 16.5 m from the centre line of Gerrard Street, Clonmore Drive and Kingston Road (west of Birchmount Road);
- (iii) 21 m from the centre line of Kingston Road (east of Birchmount Road), or 3 m from the **street** lines of the said **streets**, whichever is the greater setback; and
- (iv) 3 m from the **street** lines of all other **streets**; and

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

(24) Exception CL 24

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

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

- (i) 16.5 m from the centre line of the original road allowance of Victoria Park Avenue (north of Kingston Road), Birchmount Road (north of Kingston Road) and Warden Avenue (north of Kingston Road);
- (ii) 16.5 m from the centre line of Gerrard Street, Clonmore Drive and Kingston Road (west of Birchmount Road);
- (iii) 21 m from the centre line of Kingston Road (east of Birchmount Road) or 3 m from the **street** lines of the said **streets**, whichever is the greater setback; and
- (iv) 3 m from the **street** lines of all other **streets**.

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

(25) Exception CL 25

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

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

- (i) 16.5 m from the centre line of the original road allowance of Victoria Park Avenue (north of Kingston Road), Birchmount Road (north of Kingston Road) and Warden Avenue (north of Kingston Road);
- (ii) 16.5 m from the centre line of Gerrard Street, Clonmore Drive and Kingston Road (west of Birchmount Road);
- (iii) 21 m from the centre line of Kingston Road (east of Birchmount Road), or 3 m from the **street** lines of the said **streets**, whichever is the greater setback; and
- (iv) 3 m from the **street** lines of all other **streets**; and

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

(26) Exception CL 26

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

- (A) Prevailing By-law section 955.10 (987)

(27) Exception CL 27

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

- (A) Prevailing By-law section 955.10 (988)

(28) Exception CL 28

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

- (A) Prevailing By-law section 955.10 (989)

(29) Exception CL 29

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

- (A) Prevailing By-law section 955.10 (990)

(30) Exception CL 30

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

(A) Prevailing By-law section 955.10 (991)

(31) Exception CL 31

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

(A) Prevailing By-law section 955.10 (992)

(36) Exception CL 36

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

(A) Prevailing By-law section 955.10 (993)

(39) Exception CL 39

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

(A) Prevailing By-law section 955.10 (994)

(41) Exception CL 41

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

(A) Prevailing By-law section 955.10 (995)

(42) Exception CL 42

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

(A) Prevailing By-law section 955.10 (996)

(43) Exception CL 43

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

(A) Prevailing By-law section 955.10 (997)

(47) Exception CL 47

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

(A) Prevailing By-law section 955.10 (998)

(48) Exception CL 48

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

(A) Prevailing By-law section 955.10 (999)

(50) Exception CL 50

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

(A) Prevailing By-law section 955.10 (1000)

(51) Exception CL 51

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

(A) Prevailing By-law section 955.10 (1001)

(57) Exception CL 57

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

(A) Prevailing By-law section 955.10 (1002)

(58) Exception CL 58

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

(A) Prevailing By-law section 955.10 (1003)

(59) Exception CL 59

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

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

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

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

- abutting Pharmacy Avenue; and
- (ii) 3.0 metres from a **lot line** abutting any **street** other than Pharmacy Avenue; and
- (C) The maximum permitted **floor space index** does not include the area of any **basements**.
- (60) Exception CL 60
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1004)
- (61) Exception CL 61
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1005)
- (63) Exception CL 63
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1006)
- (64) Exception CL 64
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1007)
- (65) Exception CL 65
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1008)
- (66) Exception CL 66
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1009)
- (67) Exception CL 67
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1010)
- (68) Exception CL 68
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1011)
- (69) Exception CL 69
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1012)
- (71) Exception CL 71
- The lands subject to this exception must comply with the following:
- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **day nursery, financial institution, personal service shop**, medical centre, **eating establishment, take-out eating establishment, retail store, retail service**, office and the sale of petroleum products, anti-freeze, all automobile rubber products, accessories for the maintenance of automobile electrical systems, for repairs essential to the actual operation of motor **vehicles** and, without limiting the generality of the foregoing, to include repairs to electrical, cooling, exhaust, fuel and brake systems, and for the manual washing of **vehicles** within an enclosed **building**;
- (B) The minimum set back of any **structure** or **building** is:
- (i) the greater of 16.5 metres from the centre line of Pharmacy Avenue, or 3.0 metres from a **lot line** abutting Pharmacy Avenue; and
- (ii) 3.0 metres from a **lot line** abutting any **street** other than Pharmacy Avenue; and
- (C) The maximum permitted **floor space index** does not include the area of any **basements**.
- (72) Exception CL 72
- The lands subject to this exception must comply with the following:
- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle**

service shop, financial institution, personal service shop, medical centre, eating establishment, take-out eating establishment, retail store, retail service and office;

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

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

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

(C) For a **building** located on Block B of Registered Plan 3835, the minimum setback from Eastgate Crescent for a **main wall** is 0.9 metres; and

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

(73) Exception CL 73

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

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

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

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

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

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

(76) Exception CL 76

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

(A) Prevailing By-law section 955.10 (1013)

(77) Exception CL 77

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

(A) Prevailing By-law section 955.10 (1014)

(78) Exception CL 78

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

(A) Prevailing By-law section 955.10 (1015)

(79) Exception CL 79

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

(A) Prevailing By-law section 955.10 (1016)

(80) Exception CL 80

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

(A) Prevailing By-law section 955.10 (1017)

(83) Exception CL 83

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

(A) Prevailing By-law section 955.10 (1018)

(85) Exception CL 85

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

(A) Prevailing By-law section 955.10 (1019)

(86) Exception CL 86

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

(A) Prevailing By-law section 955.10 (1020)

(87) Exception CL 87

- The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1021)
- (88) Exception CL 88
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1022)
- (89) Exception CL 89
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1023)
- (90) Exception CL 90
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1024)
- (93) Exception CL 93
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1025)
- (94) Exception CL 94
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1026)
- (95) Exception CL 95
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1027)
- (96) Exception CL 96
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1028)
- (98) Exception CL 98
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1029)
- (99) Exception CL 99
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1030)
- (101) Exception CL 101
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1031)
- (102) Exception CL 102
The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1032)
- (103) Exception CL 103
The lands subject to this exception must comply with the following:
(A) Despite the uses listed in 30.20.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, financial institution, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment**;
(B) Office is a permitted use provided that the **gross floor area** for all office uses combined does not exceed 60% of the **gross floor area** permitted on the **lot**;
(C) The minimum set back of any **structure** or **building** is:
(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East, or 3.0 metres from a **lot line** abutting Sheppard Avenue East;

- (ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Avenue East;
 - (iii) 7.5 metres from the **rear lot line**; and
- (D) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(104) Exception CL 104

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, financial institution, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment**;
- (B) Office is a permitted use provided that the **gross floor area** for all office uses combined does not exceed 60% of the **gross floor area** permitted on the **lot**;
- (C) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of Sheppard Avenue East, or 3.0 metres from a **lot line** abutting Sheppard Avenue East;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Avenue East;
 - (iii) 6.0 metres from the **rear lot line**; and
- (D) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(105) Exception CL 105

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **day nursery, place of worship, financial institution, office, personal service shop, retail store, retail service**;
- (B) Office is a permitted use provided that the **gross floor area** for all office uses combined does not exceed 60% of the **gross floor area** permitted on the **lot**;
- (C) Despite (A) above, **education use** is a permitted use provided the use is located on the second and third **storey** of a **building**;
- (D) The minimum **lot area** is 3000 square metres;
- (E) The minimum set back of any **structure** or **building** is 3.0 metres from any **lot line** abutting a **street**; and
- (F) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**; and
- (G) Regulation 955.10 (353).

(106) Exception CL 106

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

- (A) Prevailing By-law section 955.10 (1033)

(108) Exception CL 108

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

- (A) Prevailing By-law section 955.10 (1034)

(109) Exception CL 109

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

- (A) Prevailing By-law section 955.10 (1035)

(111) Exception CL 111

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

- (A) Prevailing By-law section 955.10 (1036)

(112) Exception CL 112

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

- (A) Prevailing By-law section 955.10 (1037)

(118) Exception CL 118

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

- (A) Prevailing By-law section 955.10 (1038)

(119) Exception CL 119

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

- (A) Prevailing By-law section 955.10 (1039)

(121) Exception CL 121

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

- (A) Prevailing By-law section 955.10 (1040)

(123) Exception CL 123

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **vehicle fuel station, vehicle service station, financial institution, day nursery, place of worship, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;**
- (B) The maximum **gross floor area** of each **retail store** or **personal service shop** is 450 square metres;
- (C) The maximum **gross floor area** of all **eating establishment** and **take-out eating establishment** uses is 325 square metres.
- (D) The minimum set back from a **lot line** abutting a **street** to a **main wall** is 3.0 metres;
- (E) **Parking spaces** are to be provided at the rate of:
 - (i) a minimum of 10 **parking spaces** per 100 square metres of **gross floor area** for **eating establishment, and take-out eating establishment** uses;
 - (ii) the requirements of Chapter 200 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.

(124) Exception CL 124

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **financial institution, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;**
- (B) The minimum set back of any **structure** or **building** from a **lot line** abutting a **street** is 3.0 metres;
- (C) The maximum **gross floor area** of all **personal service shop, retail store, retail service, financial institution, eating establishment, and takeout eating establishment** uses is 0.363 times the area of the **lot**.

(125) Exception CL 125

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **vehicle fuel station, and vehicle service station;** and
- (B) The minimum set back from a **lot line** abutting a **street** to a **main wall** is 3.0 metres.

(126) Exception CL 126

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **vehicle fuel station, vehicle service station, financial institution, place of worship, business and professional office, medical centre, barber shop, beauty parlour, take-out eating establishment, drug store, sale of household hardware and day nursery;**
- (B) Business and professional office is a permitted use provided the maximum **interior floor area** is 140 square metres;
- (C) **Take-out eating establishment** is a permitted use provided the maximum **gross floor area** of any single food store is 465 square metres;
- (D) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 16.5 metres from the centre line of Brimley Road, or 3.0 metres from a **lot line** abutting Brimley Road;
 - (ii) 7.5 metres from any **lot line** that does not abut a **street**; and
 - (iii) the setbacks required in (i) above apply to underground **structures**.

(127) Exception CL 127

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **financial institution, place of worship, business and professional office, medical centre, barber shop, beauty parlour, dry cleaning and laundry pick-up and delivery store, drug store, sale of household hardware and day nursery;**
- (B) Business and professional office is a permitted use provided the maximum **interior floor area** is 140 square metres;
- (C) The minimum set back of any **structure** or **building** is:
 - (i) 3.0 metres from a **lot line** abutting a **street** to a **main wall** is 3.0 metres; and
 - (ii) 7.5 metres from a **lot line** that does not abut a **street**.

(128) Exception CL 128

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

- (A) Prevailing By-law section 955.10 (1041)

(129) Exception CL 129

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

- (A) Prevailing By-law section 955.10 (1042)

(130) Exception CL 130

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

- (A) Prevailing By-law section 955.10 (1043)

(133) Exception CL 133

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

- (A) Prevailing By-law section 955.10 (1044)

(134) Exception CL 134

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

- (A) Prevailing By-law section 955.10 (1045)

(136) Exception CL 136

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

- (A) Prevailing By-law section 955.10 (1046)

(140) Exception CL 140

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

- (A) Prevailing By-law section 955.10 (1047)

(141) Exception CL 141

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

- (A) Prevailing By-law section 955.10 (1048)

(142) Exception CL 142

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

- (A) Prevailing By-law section 955.10 (1049)

(143) Exception CL 143

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

- (A) Prevailing By-law section 955.10 (1050)

(144) Exception CL 144

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

- (A) Prevailing By-law section 955.10 (1051)

(146) Exception CL 146

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

- (A) Prevailing By-law section 955.10 (1052)

(148) Exception CL 148

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

(A) Prevailing By-law section 955.10 (1053)

(149) Exception CL 149

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

(A) Prevailing By-law section 955.10 (1054)

(153) Exception CL 153

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

(A) Prevailing By-law section 955.10 (1055)

(156) Exception CL 156

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

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

- (i) 16.5 metres, measured from the centreline of the **street**, if the **lot line** abuts Neilson Road;
- (ii) 21.0 metres, measured from the centreline of the **street**, if the **lot line** abuts Ellesmere Road and Morningside Avenue; and
- (iii) 3.0 metres from a **lot line** that abuts any other **street**; and

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

(C) despite regulations to the contrary, only the following uses are permitted:

- (i) health **club**;
- (ii) butcher shop;
- (iii) bakery and deli;
- (iv) dry-cleaning depot;
- (v) hardware store;
- (vi) **eating establishment**;
- (vii) **take-out eating establishment**;
- (viii) **day nursery**;
- (ix) **financial institution**;
- (x) barber shop;
- (xi) beauty parlour; and
- (xii) drug store;

(D) Business and professional office is also a permitted use provided the **gross floor area** does not exceed 60% of the total **gross floor area** permitted on the **lot**; and

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

(157) Exception CL 157

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

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

- (i) 16.5 metres, measured from the centreline of the **street**, if the **lot line** abuts Neilson Road;
- (ii) 21.0 metres, measured from the centreline of the **street**, if the **lot line** abuts Ellesmere Road and Morningside Avenue; and
- (iii) 3.0 metres from a **lot line** that abuts any other **street**; and

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

(C) despite regulations to the contrary, only the following uses are permitted:

- (i) Bakery and Delicatessen;
- (ii) **Financial institution**;
- (iii) Barber Shop;
- (iv) Business and Professional Offices (not to exceed 60% of the gross floor area);
- (v) Butcher Shop;
- (vi) Drug Store;
- (vii) Dry Cleaning Collecting Agency;

- (viii) Hardware Store;
 - (ix) Health **Club**;
 - (x) Retail Grocery (maximum 279 m floor area per store); and
 - (xi) Smoke and Gift Shop; and
- (D) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(161) Exception CL 161

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, financial institution, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment**;
- (B) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 18.0 metres from the centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue;
 - (iii) 7.5 metres from the **rear lot line**; and
- (C) The maximum permitted **floor space index** does not include the area of any **basements**.

(164) Exception CL 164

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **financial institution, personal service shop, eating establishment, retail store, retail service, and day nursery**;
- (B) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of McCowan Road, or 3.0 metres from a **lot line** abutting McCowan Road;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than McCowan Road; and
 - (iii) 1.5 metres from any side and **rear lot line**;
- (C) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(165) Exception CL 165

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **financial institution, office, personal service shop, and retail store**;
- (B) The minimum set back of any **main wall** from a **lot line** abutting a **street** is 1.5 metres;
- (C) The maximum **gross floor area** of all **personal service shop, retail store, and financial institution** uses combined is 300 square metres;
- (D) **Parking spaces** are to be provided at a minimum rate of 3.0 **parking spaces** per 100 square metres of **gross floor area** for all uses; and
- (E) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(166) Exception CL 166

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **financial institution, barber and beauty parlour, shoe repair shop, laundromat, laundry and dry-cleaning pick-up, business and professional office, sale of household hardware, sale of drugs, cosmetics and pharmaceuticals, tobacco and newsstand items, and the sale of food and soft drinks for preparation and consumption off the premises**;
- (B) Business and professional office is a permitted use provided the maximum **gross floor area** does not exceed 223 square metres;
- (C) Sale of food and soft drinks for preparation and consumption off the **premises** is a permitted use provided the maximum **gross floor area** of any individual store does not exceed 465 square metres;
- (D) Despite (A) above, a delicatessen is permitted to prepare food on the site and sell it for consumption off the **premises**;
- (E) The minimum set back of any **structure** or **building** is:

- (i) the greater of 21.0 metres from the centre line of Sheppard Avenue East, or 3.0 metres from a **lot line** abutting Sheppard Avenue East;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Avenue East;
 - (iii) 7.5 metres from any **lot line** that does not abut a **street**; and
 - (iv) the setbacks required in (i) and (ii) above also apply to underground **structures**; and
- (F) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.
- (170) Exception CL 170
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1056)
- (171) Exception CL 171
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1057)
- (172) Exception CL 172
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1058)
- (173) Exception CL 173
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1059)
- (174) Exception CL 174
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1060)
- (176) Exception CL 176
- The lands subject to this exception must comply with all the following:
- (A) Prevailing By-law section 955.10 (1061)
- (179) Exception CL 179
- The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 12821, as amended.
- (181) Exception CL 181
- The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 10761, 10880, 12933 and 13852, as amended.
- (182) Exception CL 182
- The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 1990-68, 1992-123, as amended.
- (185) Exception CL 185
- The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 1455, 12300 and 12647 as amended.
- (186) Exception CL 186
- The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 3197 and 1979-176 as amended.
- (187) Exception CL 187
- The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 12659 and 13583 as amended.
- (188) Exception CL 188
- The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 1992-132 as amended.

- (189) Exception CL 189
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 1989-26 as amended.
- (190) Exception CL 190
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 15266 as amended.
- (191) Exception CL 191
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 13173 and City of Toronto By-law: 560-2000 as amended.
- (192) Exception CL 192
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 2942 and 3427 as amended.
- (193) Exception CL 193
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 1024, 1025 and 1972 as amended.
- (194) Exception CL 194
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 570 and 14368 as amended.
- (196) Exception CL 196
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 13207 and City of Toronto By-law 121-2003 as amended.
- (197) Exception CL 197
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 3096, 1978-227 and 1986-22 as amended.
- (198) Exception CL 198
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 1988-105 as amended.
- (199) Exception CL 199
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 14068 and 1989-90 as amended.
- (201) Exception CL 201
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 985, 10754, 1996-8 and 11851 as amended.
- (203) Exception CL 203
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 1981-208 and 3473 as amended.
- (204) Exception CL 204
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 12299 as amended.
- (206) Exception CL 206
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 13172 as amended.
- (207) Exception CL 207
The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 12660 and 1994-98 as amended.
- (251) Exception CL 251

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 3289, 3291 and 1981-221 as amended.

(252) Exception CL 252

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.20.1., being former City of Etobicoke By-law: 8911 and 15089 as amended.

(261) Exception CL 261

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

(A) Prevailing By-law section 955.10 (1062)

(263) Exception CL 263

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

(A) Despite the uses listed in 30.20.20, the only permitted uses are: **day nursery, financial institution, medical centre, 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 centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road;

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

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

(iv) 1.2 metres from the **rear lot line**;

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

(265) Exception CL 265

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

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

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

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

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

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

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

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

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

(266) Exception CL 266

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

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

(B) The applicable prevailing By-law in Article 950.30.1, being the Former City of North York By-law 31574; and

(C) Regulation 955.10.1(563).

(267) Exception CL 267

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

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

(B) Office is a permitted use provided that the **gross floor area** for all office uses combined does not exceed 60% of the **gross floor area** permitted on the **lot**;

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

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

- (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue;
- (iii) 7.5 metres from the **rear lot line**; and
- (D) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(268) Exception CL 268

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

- (A) The minimum set back of any **structure** or **building** is the greater of:
 - (i) 16.5 metres from the centre line of Kennedy Road; or
 - (ii) 3.0 metres from a **lot line** abutting Kennedy Road; and
- (B) The maximum permitted **floor space index** does not include the area of any **basements**.

(270) Exception CL 270

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

- (A) Despite the uses listed in 30.20.20, the only permitted uses are: **vehicle fuel station** and **vehicle service shop**;
- (B) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 16.5 metres from the centre line of Midland Avenue and Huntingwood Drive or 3.0 metres from a **lot line** abutting Midland Avenue and Huntingwood Drive; and
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Midland Avenue or Huntingwood Drive; and
- (C) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(271) Exception CL 271

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

- (A) Despite 30.5.1.10 (2), the maximum permitted **floor space index** of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:
 - (i) a minimum of 30% of the area of the **lot** is used for **landscaping**.

(816) CL Exception 816

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

- (A) Prevailing By-law section 955.10 (1063)

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 subject to this exception must comply with the Regulation 955.10.(57).

(3) Exception CR 3

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

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

(4) Exception CR 4

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

- (A) in addition to the uses permitted in the zone, the lands described as **Lot 1**, according to Registered Plan

2988, may also be used for **vehicle fuel station** and **vehicle service shop** station and accessory uses including the sale of automobile accessories, supplies and parts if the **lot** has a minimum width of 9.06 metres.

(5) Exception CR 5

The lands subject to this exception must comply with the Regulation 955.10.(54).

(6) Exception CR 6

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

- (A) in addition to the uses permitted in the zone, a **vehicle repair shop** is permitted;
- (B) despite regulations to the contrary, for a **building** containing a **vehicle repair shop**, there is not requirement for a minimum **lot depth**, minimum **front yard setback**, minimum **rear yard setback**, and minimum **lot area**;
- (C) a minimum of 46 **parking spaces** are to be provided and they may be located on an adjacent **lot**; and
- (D) **loading space** requirements do not apply.

(7) Exception CR 7

The lands subject to this exception must comply with the Regulation 955.10.(55).

(8) Exception CR 8

The lands subject to this exception must comply with the Regulation 955.10.(56).

(9) Exception CR 9

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

- (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.

(10) Exception CR 10

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

- (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.

(11) Exception CR 11

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

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

(13) Exception CR 13

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

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

(14) Exception CR 14

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

- (A) in addition to the uses permitted in the zone, business offices and professional offices are also permitted if:
 - (i) the minimum **building setback** from a **lot line** that abuts Bathurst Street is 20.7 metres, measured from the original centerline of Bathurst Street;
 - (ii) the minimum **rear yard setback** is 4.5 metres;
 - (iii) the **gross floor area** of the **building** must not be greater than 150 % of the **lot area**;
 - (iv) the maximum **building** height is the lesser of 5 storeys and 17 metres;
 - (v) a minimum of 17 **parking space** are provided; and

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

(15) Exception CR 15

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

- (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.

(16) Exception CR 16

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

- (A) the maximum **gross floor area** is 11,857 square metres;
- (B) the maximum **gross floor area** used for **retail stores**, **personal service shops** and **service shops** must not be more than 1145 square metres;
- (C) the maximum **gross floor area** used for a **community centre** is 232 square metres;
- (D) the maximum number of **dwelling units** is 101;
- (E) The minimum **building setbacks** are:
- (i) 0.2 metres from the **lot line** abutting Bathurst Street;
 - (ii) 1.5 metres from the **lot line** abutting Lawrence Avenue
 - (iii) 1.7 metres from the southerly **lot line**;
 - (iv) 4.0 metres from the westerly **lot line**;
 - (v) 3.0 metres from the **lot line** that is opposite Bathurst street; and
 - (vi) 4.0 metres from the **lot line** that is opposite Lawrence Avenue;
- (F) **Parking spaces** are to be provided at a minimum rate of 1.164 for each 100 square metres of **gross floor area**.
- (G) the maximum **building** height is the lesser of 23 metres and 7 storeys; and
- (H) the maximum **lot coverage** is 55%.

(17) Exception CR 17

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

- (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.

(18) Exception CR 18

The lands subject to this exception must comply with the Regulation 955.10.(58).

(20) Exception CR 20

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 1129.

(21) Exception CR 21

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

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

(22) Exception CR 22

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

- (A) in addition to the uses permitted in the zone, a truck rental agency is also permitted; and
- (B) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building or structure** is 161.54 metres above sea level and eight storeys.

(24) Exception CR 24

The lands subject to this exception must comply with the prevailing By-laws in Article 950.30.1., being former City of North York by-laws 19147 and 14473, and the prevailing By-law in Article 950.70.1 being City of Toronto by-law 931-2009.

(26) Exception CR 26

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

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

(27) Exception CR 27

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30963.

(28) Exception CR 28

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 22211.

(29) Exception CR 29

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 8906 and 7906.

(31) Exception CR 31

The lands subject to this exception must comply with the Regulation 955.10.(59).

(32) Exception CR 32

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30598.

(33) Exception CR 33

The lands subject to this exception must comply with the Regulation 955.10.(60).

(34) Exception CR 34

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 27074 and 27289.

(35) Exception CR 35

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being

(36) Exception CR 36

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

- (A) Despite regulations to the contrary, only offices and a dispensing pharmacy are permitted; and
 - (i) the maximum **gross floor area** must not be more than 2,983 square metres;
 - (ii) the maximum **gross floor area** of the dispensing pharmacy must not be more than 185 square metres;
 - (iii) the maximum **building** height is the lesser of 3 storeys and 183.0 metres above sea level;
 - (iv) maximum **lot coverage** does not apply;
 - (v) no **parking space** is to be located in the **front yard** or **rear yard**;
 - (vi) the yard setbacks are:
 - (a) maximum 15.5 metres **front yard setback**;
 - (b) minimum 4.5 metres east **side yard setback**;
 - (c) minimum 10.0 metres **rear yard setback**;
 - (vii) no signage visible from Sheppard Avenue shall be permitted with the exception of one sign identifying the occupants of the **building**.

(37) Exception CR 37

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

- (A) Only **dwelling units** are permitted to be located above the **first floor**;
- (B) not more than 2800 square metres of the **lot** is to be covered by **buildings**; and
- (C) the maximum **gross floor area** is 8400 square metres.

(38) Exception CR 38

The lands subject to this exception must comply with the Regulation 955.10.(62).

(39) Exception CR 39

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

- (A) despite regulations to the contrary, the only uses permitted are a food store and a retail **warehouse**;
- (B) the maximum gross floor area of all **buildings** is 33600 square metres of which a maximum of 4650 square metres may be used for a food store;
- (C) a minimum 7.5 metre strip of land is to be provided along the entire length of the **lot line** that abuts Victoria Park Avenue and Lawrence Avenue and used only for **landscaping** and **vehicle** access to the **lot**;
- (D) a minimum of 1108 **parking spaces** are to be provided;
- (E) the minimum **building setback** is:
 - (i) 15.5 metres from a **lot line** that abuts Lawrence avenue;
 - (ii) 7.5 metres from the Railway right-of-way along the **rear lot line**; and
 - (iii) 10.0 metres from the **lot line** abutting the **lot** to the north east; and
- (F) a minimum separation of 105 metres between the food store and the other **buildings** on the **lot**.

(41) Exception CR 41

The lands subject to this exception must comply with the Regulation 955.10.(63).

(42) Exception CR 42

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

- (A) in addition to the uses permitted an **amusement arcade** is also permitted if:
 - (i) it does not include pinball or video game **amusement devices**;
 - (ii) it is operated in conjunction with an **eating establishment**;
 - (iii) the total number of **amusement devices** exclusive of children's **amusement devices** is 40;
 - (iv) the **interior floor area** used for **amusement devices** exclusive of children's **amusement devices** must not be more than 12% of the total **gross floor area**;
 - (v) access to the **amusement arcade** must only be through the restaurant.

(43) Exception CR 43

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being

City of North York By-law 30233.

(44) Exception CR 44

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 29894.

(45) Exception CR 45

The lands subject to this exception must comply with the Regulation 955.10.(48).

(46) Exception CR 46

The lands subject to this exception must comply with the Regulation 955.10.(49).

(47) Exception CR 47

The lands subject to this exception must comply with the Regulation 955.10.(50).

(49) Exception CR 49

The lands subject to this exception must comply with the Regulation 955.10.(51).

(50) Exception CR 50

The lands subject to this exception must comply with the Regulation 955.10.(1079).

(51) Exception CR 51

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

(A) Despite regulations to the contrary, the only uses permitted are:

- (i) **financial institutions**;
- (ii) offices;
- (iii) **dwelling units** in a commercial **building**;
- (iv) **eating establishments**;
- (v) **retail stores**;
- (vi) **personal service shops**; and
- (vii) **service shops**; and

(B) the maximum **lot coverage** is 25%;

(C) the maximum **building** height is the lesser of 2 storeys and 8 metres;

(D) the maximum number of **eating establishment** operating in the **building** at one time must not be more than 2;

(E) the maximum **gross floor area** devoted to **eating establishments** must not be more than 226.4 square metres;

(F) the westerly and southerly 1.5 m of the site must be **landscaped** and a 0.9 m high masonry wall must be erected along the westerly and southerly limits of the site.

(52) Exception CR 52

The lands subject to this exception must comply with the Regulation 955.10.(52).

(54) Exception CR 54

The lands subject to this exception must comply with the Regulation 955.10.(47).

(55) Exception CR 55

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 28931.

(56) Exception CR 56

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 11371.

(58) Exception CR 58

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 8837.

(60) Exception CR 60

The lands subject to this exception must comply with the Regulation 955.10.(66).

(63) Exception CR 63

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

(A) in addition to the uses permitted a **veterinary hospital** is also permitted if all other regulations are complied with.

(64) Exception CR 64

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

(A) **public parking** is permitted if it is for an existing **building** located on all of **lots** 15 and 16, registered plan 3202 and all of block 'A' Registered plan 4041 and designated Parts 1 and 2 on a plan of survey in the Land Titles office a R4256; and if

(B) a fence is erected along the northerly and westerly limits of **Lot** 10, registered Plan 4041.

(65) Exception CR 65

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

(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.

(66) Exception CR 66

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 31290.

(67) Exception CR 67

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 24472.

(68) Exception CR 68

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 24667 and 28127.

(69) Exception CR 69

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.1.1.

(70) Exception CR 70

The lands subject to this exception must comply with the Regulation 955.10.(73).

(71) Exception CR 71

The lands subject to this exception must comply with the Regulation 955.10.(72).

(73) Exception CR 73

The lands subject to this exception must comply with the Regulation 955.10.(69).

(74) Exception CR 74

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 29939.

(75) Exception CR 75

The lands subject to this exception must comply with the Regulation 955.10.(204).

(76) Exception CR 76

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 31245.

(77) Exception CR 77

The lands subject to this exception must comply with the Regulation 955.10.(70).

(78) Exception CR 78

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 16449.

(79) Exception CR 79

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

- (A) Applicable prevailing By-law in Article 950.30.1., being City of North York By-law 29501; and
- (B) Regulation 955.10.(357).

(80) Exception CR 80

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

A) in addition to the uses permitted an **eating establishment** is also permitted if:

- (i) the minimum yard setbacks are:
 - (a) 1.5 metres for the **front yard setback**;
 - (b) 1.0 metres for the south **side yard setback**;
 - (c) 7.0 metres for the north **side yard setback**; and
 - (d) 18.0 metres for the **rear yard setback**; and
- (ii) the maximum **Gross Floor Area** is 240 square metres.
- (iii) a minimum of 16 **parking spaces** must be provided on site.
- (iv) no **loading space** are required.
- (v) the **driveway** entrance must have a maximum width of 6.0 metres and a minimum of 2.4 metres.
- (vi) the maximum **building** height is the lesser of one-**storey** and 5 metres.
- (vii) a **landscaped** strip having a minimum width of 1.0 metre must be provided along the entire length of the **side lot line** and **rear lot line**.

(81) Exception CR 81

The lands subject to this exception must comply with the Regulation 955.10.(71).

(82) Exception CR 82

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

- (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.

(83) Exception CR 83

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

- (A) the minimum **lot area** is 5375 square metres;
- (B) the maximum **gross floor area** of all **buildings** is 2300 square metres;
- (C) The minimum **front yard setback** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is :
 - (i) 3.0 metres from the west **side lot line**; and
 - (ii) 6.0 metres from the east **side lot line**;
- (E) the minim **rear yard setback** is 10.0 metres; and
- (F) a minimum of 60 **parking spaces** must be located on the **lot**;
- (G) in addition to the uses permitted in the zone, a **vehicle dealership** is also permitted.

(84) Exception CR 84

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

- (A) the minimum **lot area** is 5375 square metres;
- (B) the maximum **gross floor area** of all **buildings** is 2300 square metres;
- (C) The minimum **front yard setback** is 7.25metres;
- (D) The minimum **building setback** from a **side lot line** is :

- (i) 3.7 metres from the west **side lot line**; and
- (ii) 6.0 metres from the east **side lot line**;
- (E) the minimum **rear yard setback** is 6.0 metres; and
- (F) a minimum of 32 **parking spaces** must be located on the **lot**;
- (G) in addition to the uses permitted in the zone, a **vehicle dealership** is also permitted.

(85) Exception CR 85

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

- (A) the minimum **lot area** is 5375 square metres;
- (B) the maximum **gross floor area** of all **buildings** is 2300 square metres;
- (C) The minimum **front yard setback** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is :
 - (i) 3.0 metres from the west **side lot line**; and
 - (ii) 6.0 metres from the east **side lot line**;
- (E) the minimum **rear yard setback** is 10.0 metres; and
- (F) a minimum of 60 **parking spaces** must be located on the **lot**;
- (G) in addition to the uses permitted in the zone, a **vehicle dealership** is also permitted.

(86) Exception CR 86

The lands subject to this exception must comply with the Regulation 955.10.(65).

(87) Exception CR 87

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

- (A) In addition to the uses permitted in the zone, a **vehicle dealership** is also permitted if the minimum **lot frontage** is 22.0 metres;
- (B) if the **lot** contains a **vehicle dealership**, no **landscaping** strip is required abutting the **front lot line**; and
- (C) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

(88) Exception CR 88

The lands subject to this exception must comply with the Regulation 955.10.(68).

(90) Exception CR 90

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

- (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**.

(91) Exception CR 91

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

- (A) despite regulations to the contrary, the only permitted uses are a **vehicle fuel station** and a **vehicle service shop** if it complies with the applicable regulations of the zone and Chapter 150.
- (B) the minimum **lot frontage** and **lot depth** requirements for a **vehicle fuel station** do not apply to these lands.

(92) Exception CR 92

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

- (A) **dwelling units** are only permitted above the **first floor** and within a commercial **building**;
- (B) despite regulations to the contrary, these uses are not permitted:
 - (i) **Amusement arcade**;
 - (ii) **ancillary amusement devices**;
 - (iii) Billiard parlours and accessory billiard parlours;
 - (iv) Commercial bath houses;
 - (v) **Hotels**;

- (vi) Taverns;
 - (vii) Theatres;
 - (viii) Undertaking establishments
- (C) The maximum **gross floor area** for all uses shall be 4,000 square metres.
- (D) No **dwelling units** are permitted on the **first floor**.
- (E) The minimum **building setback** are:
- (i) 9.5 metres from a **rear lot line**;
 - (ii) 0.0 metres from a **side lot line**; and
 - (iii) 0.0 metres from a **front lot line**; and
- (F) the maximum **building** height is the lesser of 6 storeys and 20 metres; and
- (G) Despite (F) in no case is the height of any portion of a **building** exceed the horizontal distance between that portion of the **building** and the eastern most **lot line**.
- (H) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category.

(93) Exception CR 93

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

- (A) the lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 8837; and
- (B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category.

(94) Exception CR 94

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

- (A) **retail stores** and **personal service shops** are only permitted on the **first floor**;
- (B) offices are only permitted on the second floor ; and
- (C) only **dwelling units** are permitted above the second floor of the **building**;
- (D) despite regulations top the contrary, an **eating establishment** and a grocery store is not permitted;
- (E) the maximum **lot coverage** is 24;
- (F) the Minimum **front yard** is 14.3 metres;
- (G) the minimum **rear yard** is 7.5 metres;
- (H) the minimum **side yard** is 10.9 metres
- (I) the maximum **gross floor area** is:
 - (i) 19.2% of the **lot area** for commercial and office uses;
 - (ii) 205.8% of the **lot area** for residential uses;
 - (iii) 225% of the **lot area** for all uses;
- (J) the maximum number of **dwelling units** is 64;
- (K) the maximum **building** height is the lesser of 29.0 metres and 9 storeys;
- (L) a minimum of 96 **parking spaces** are to be provided , of which a minimum of 66 must be located underground; and
- (M) a below grade **structure** must be setback from a **lot line** a distance equal to the distance between the elevation of the lowest floor and the average elevation of the ground at the **front lot line**, but in no case more then the minimum **building setback** above ground; and
- (N) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category.

(95) Exception CR 95

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

- (A) a minimum 1.5 metre wide **soft landscape** strip of land must be maintained along the entire length of the part of the **lot line** that abuts a **lot** in a Residential Zone category or residential apartment zone; and
- (B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone

category.

(96) Exception CR 96

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

- (A) the lands described as **Lots** 150 and 151, according to Registered Plan 1706 may be used for the purpose of a **religious organization** known as the Congregation of the Most Holy Redeemer including living accommodation for the said institution, private offices and a magazine publishing office, if that all other provisions of this By-law, as amended, are complied with.

(98) Exception CR 98

The lands subject to this exception must comply with the Regulation 955.10.(75).

(100) Exception CR 100

The lands subject to this exception are to comply with all the following:

- (A) **Vehicle fuel station** is a permitted use provided the requirements of Regulation 40.10.20 are complied with.

(105) Exception CR 105

The lands subject to this exception must comply with the Regulation 955.10.(74).

(108) Exception CR 108

The lands subject to this exception are to comply with all the following:

- (A) **Vehicle fuel station** is a permitted use provided the requirements of Regulation 40.10.20 are complied with.

(110) Exception CR 110

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.30.1, being the Former City of North York By-law 29501.

(111) Exception CR 111

The lands subject to this exception are to comply with all the following:

- (A) The minimum set back of any **structure** or **building** used for commercial purposes is 3.04 metres from the **rear lot line**.

(112) Exception CR 112

The lands subject to this exception must comply with the Regulation 955.10.(78).

(113) Exception CR 113

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30983.

(114) Exception CR 114

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 29167.

(115) Exception CR 115

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30982.

(116) Exception CR 116

The lands subject to this exception must comply with the Regulation 955.10.(77).

(118) Exception CR 118

The lands subject to this exception must comply with the Regulation 955.10.(79).

(119) Exception CR 119

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30331.

(120) Exception CR 120

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being

(121) Exception CR 121

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

- (A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;
- (B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and
- (D) Regulation 955.10.1(518).

(122) Exception CR 122

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

- (A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;
- (B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and
- (D) Regulation 955.10.1(524).

(123) Exception CR 123

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

- (A) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building** or **structure** that contains only commercial uses is one **storey**;
- (B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;
- (C) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;
- (D) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and
- (E) Regulation 955.10.1(554).

(125) Exception CR 125

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

- (A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;
- (B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and
- (D) Regulation 955.10.1(562).

(126) Exception CR 126

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

- (A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;
- (B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and
- (D) The applicable prevailing By-law in Article 950.30.1, being the former City of North York By-law 31415.

(127) Exception CR 127

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

- (A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a

45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

- (B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and
- (D) The applicable prevailing By-laws in Article 950.30.1, being the former City of North York By-laws 1136, 18598, 18757, and 21779.

(130) Exception CR 130

The lands subject to this exception are to comply with all the following:

- (A) For a **financial institution** use:
 - (i) The maximum **lot coverage** is 100% of the **lot area**; and
 - (ii) no minimum parking rate is required.

(131) Exception CR 131

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 13791.

(136) Exception CR 136

The lands subject to this exception must comply with the Regulation 955.10.(80).

(140) Exception CR 140

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit, financial institution, business and professional offices, personal service shop, professional medical office, retail store, retail service, and vehicle service shop**;
- (B) **Dwelling unit** is not a permitted use on the first **storey**;
- (C) **Vehicle service shop** is a permitted use provided it does not include muffler or tailpipe repair or replacement, parking and storage and display for sale, rental or lease of operable motor **vehicles**;
- (D) The maximum **gross floor area** is 865 square metres.
- (E) The minimum set back of any **structure** or **building** is:
 - (i) 14.8 metres from the **front lot line**;
 - (ii) 13.0 metres from the **rear lot line**;
 - (iii) 3.0 metres from the north **side lot line**; and
 - (iv) 6.0 metres from the south **side lot line**;
- (F) No **loading space** is required;
- (G) A **landscaped** strip 1.2 metres in width shall be provided along the entire west property line; and
- (H) Despite (A), (B) and (E) above, the **detached house** existing on July 31, 1998 may only be used for **retail stores**.

(149) Exception CR 149

The lands subject to this exception must comply with the Regulation 955.10.(369).

(150) Exception CR 150

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 27972.

(151) Exception CR 151

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 30952, 31095.

(152) Exception CR 152

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30587.

(153) Exception CR 153

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 29896, 30943 and 32026.

- (154) Exception CR 154
The lands subject to this exception must comply with the Regulation 955.10.(370).
- (155) Exception CR 155
The lands subject to this exception must comply with the Regulation 955.10.(76).
- (157) Exception CR 157
The lands subject to this exception must comply with the following:
(A) Despite the uses listed in 40.10.20, the only permitted uses are: office, and **eating establishment**.
- (159) Exception CR 159
The lands subject to this exception must comply with the Regulation 955.10 (516).
- (163) Exception CR 163
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 29277.
- (164) Exception CR 164
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 30281 and 30267.
- (165) Exception CR 165
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30267.
- (166) Exception CR 166
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 30267.
- (167) Exception CR 167
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30267.
- (168) Exception CR 168
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 30267.
- (169) Exception CRx169
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 30267.
- (170) Exception CR 170
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30398.
- (171) Exception CR 171
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 27211.
- (172) Exception CR 172
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-laws 27120 and 27733.
- (173) Exception CR 173
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30555.
- (186) Exception CR 186
The lands subject to this exception must comply with the following:
(A) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres; and
(B) Regulation 955.10.(501).

(187) Exception CR 187

The lands subject to this exception must comply with the Regulation 955.10.(500).

(188) Exception CR 188

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

- (A) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres; and
- (B) Regulation 955.10.(499).

(195) Exception CR 195

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

- (A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;
- (B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres; and
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category.

(196) Exception CR 196

The lands subject to this exception must comply with the Regulation 955.10.(502).

(197) Exception CR 197

The lands subject to this exception must comply with the Regulation 955.10.(503).

(201) Exception CR 201

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 23457.

(202) Exception CR 202

The lands subject to this exception must comply with the applicable prevailing By-laws in Article 950.30.1., being former City of North York By-laws 21425, and 24694.

(203) Exception CR 203

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 22926 and the applicable prevailing By-laws in Article 950.70.1., being City of Toronto By-laws 422-2003, 518-2003, and 642-2008.

(204) Exception CR 204

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 22926 and the applicable prevailing By-laws in Article 950.70.1., being City of Toronto By-laws 422-2003, and 518-2003.

(205) Exception CR 205

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

- (A) The applicable prevailing By-laws in Article 950.30.1., being City of North York By-laws 30200, and 30205; and
- (B) Regulation 955.10.(371).

(206) Exception CR 206

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 10926.

(207) Exception CR 207

The lands subject to this exception must comply with the Regulation 955.10.(67).

(208) ---

(209) Exception CR 209

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 28482.

(210) Exception CR 210

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 23394.

(211) Exception CR 211

The lands subject to this exception must comply with the applicable prevailing By-laws in Article 950.70.1., being City of Toronto By-laws 518-2003, 422-2003, and 5-2005.

(212) Exception CR 212

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

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(213) Exception CR 213

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

(A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

(D) Regulation 955.10.(374).

(214) Exception CR 214

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

(A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

(D) The applicable prevailing By-law in Article 950.30.1., being City of North York By-law 11770.

(215) Exception CR 215

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

(A) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building** or **structure** that contains only commercial uses is one **storey**;

(B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(C) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(D) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

(E) The applicable prevailing By-law in Article 950.30.1., being City of North York By-law 8523.

(216) Exception CR 216

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

(A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

(D) Regulation 955.10.(372).

(217) Exception CR 217

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 29714.

(229) Exception CR 229

The lands subject to this exception must comply with the Regulation 955.10.(375).

(230) Exception CR 230

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

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership**; and

(B) the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 20976.

(231) Exception CR 231

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

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership**; and

(B) The applicable prevailing By-laws in Article 950.30.1., being City of North York By-laws 17672, 26034, and 27089.

(232) Exception CR 232

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

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership**; and

(B) The applicable prevailing By-laws in Article 950.30.1., being City of North York By-laws 15532, 27479, and 30128.

(233) Exception CR 233

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

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership**; and

(B) The applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30867.

(234) Exception CR 234

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

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership**; and

(B) The applicable prevailing By-law in Article 950.30.1., being City of North York By-law 28559.

(235) Exception CR 235

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

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership**; and

(B) The applicable prevailing By-laws in Article 950.30.1., being City of North York By-laws 29870, and 27298.

(236) Exception CR 236

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

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership**; and

(B) The applicable prevailing By-laws in Article 950.30.1., being City of North York By-laws 26964, 27194, and 28561.

(238) Exception CR 238

The lands subject to this exception must comply with the Regulation 955.10.(504).

(239) Exception CR 239

The lands subject to this exception must comply with the Regulation 955.10.(505).

(240) Exception CR 240

The lands subject to this exception must comply with the Regulation 955.10.(506).

(241) Exception CR 241

The lands subject to this exception must comply with the Regulation 955.10.(507).

(244) Exception CR 244

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

- (A) The applicable prevailing By-law in Article 950.30.1., being City of North York By-law 19718; and
- (B) 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.

(245) Exception CR 245

The lands subject to this exception must comply with the Regulation 955.10.(511).

(246) Exception CR 246

The lands subject to this exception must comply with the applicable prevailing By-laws in Article 950.30.1., being City of North York By-laws 29058 and 29242.

(247) Exception CR 247

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 25705.

(248) Exception CR 248

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

- (A) The applicable prevailing By-law in Article 950.30.1., being City of North York By-law 25705;
- (B) Regulation 955.10.(508); 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.

(249) Exception CR 249

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

- (A) The applicable prevailing By-law in Article 950.30.1., being City of North York By-law 25705;
- (B) Regulation 955.10.(509); 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.

(251) Exception CR 251

The lands subject to this exception must comply with the Regulation 955.10.(510).

(254) Exception CR 254

The lands subject to this exception must comply with the Regulation 955.10.(512).

(257) Exception CR 257

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

- (A) The applicable prevailing By-law in Article 950.30.1., being City of North York By-law 22588; and
- (B) 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.

(258) Exception CR 258

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

- (A) Regulation 955.10.(513); and
- (B) 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.

(259) Exception CR 259

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 31610.

(260) Exception CR 260

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

- (A) The applicable prevailing By-laws in Article 950.30.1., being City of North York By-laws 18758, 18840, and 22866; and
- (B) 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.

(263) Exception CR 263

The lands subject to this exception must comply with the Regulation 955.10.(53).

(267) Exception CR 267

The lands subject to this exception must comply with the Regulation 955.10.(64).

- (A) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building or structure** is 167.64 metres above sea level and eight storeys.

(268) Exception CR 268

The lands subject to this exception must comply with the applicable prevailing By-laws in Article 950.30.1., being City of North York By-laws 8196, and 9803.

(269) Exception CR 269

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 30102.

(275) Exception CR 275

The lands subject to this exception must comply with the applicable prevailing By-laws in Article 950.30.1., being City of North York By-laws 15421, 18828, and 22918.

(276) Exception CR 276

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being City of North York By-law 12915.

(277) Exception CR 278

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

- (A) Regulation 955.10.(515); and
- (B) 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.

(281) Exception CR 281

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

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

(282) Exception CR 282

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

- (A) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building or structure** is 200.15 metres above sea level and eight storeys.

(284) Exception CR 284

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

- (A) The applicable prevailing By-law in Article 950.70.1., being City of Toronto By-law 829-2006; and
- (B) Prevailing By-law Section Regulation 955.10.(539).

(285) Exception CR 285

The lands subject to this exception must comply with the Regulation 955.10.(1072).

(286) Exception CR 286

The lands subject to this exception must comply with the Regulation 955.10.1(82).

(293) Exception CR 293

- The lands subject to this exception must comply with the Regulation 955.10.(83).
- (294) Exception CR 294
The lands subject to this exception must comply with the Regulation 955.10.(519).
- (296) Exception CR 296
The lands subject to this exception must comply with the following:
(A) **Dwelling units** must comply with the Regulation 955.10.(520).
- (297) Exception CR 297
The lands subject to this exception must comply with the Regulation 955.10.(522).
- (298) Exception CR 298
The lands subject to this exception must comply with the Regulation 955.10.(523).
- (300) Exception CR 300
The lands subject to this exception must comply with the Regulation 955.10.(525).
- (301) Exception CR 301
The lands subject to this exception must comply with the Regulation 955.10.(526).
- (303) Exception CR 303
The lands subject to this exception must comply with the Regulation 955.10.(527).
- (304) Exception CR 304
The lands subject to this exception must comply with the Regulation 955.10.(528).
- (306) Exception CR 306
The lands subject to this exception must comply with the Regulation 955.10.(529).
- (312) Exception CR 312
The lands subject to this exception must comply with the Regulation 955.10.(530).
- (313) Exception CR 313
The lands subject to this exception must comply with the Regulation 955.10.(531).
- (314) Exception CR 314
The lands subject to this exception must comply with the Regulation 955.10.(532).
- (315) Exception CR 315
The lands subject to this exception must comply with the Regulation 955.10.(533).
- (316) Exception CR 316
The lands subject to this exception must comply with the Regulation 955.10.(534).
- (318) Exception CR 318
The lands subject to this exception shall comply with all the following:
A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, financial institution, business and professional office, custom workshop, eating establishment, take-out eating establishment, retail store, retail service, service shop, performing arts studio, artist studio, production studio**, medical centre, and **personal service shop**;
(B) an **eating establishment** and **take-out eating establishment** are only permitted if it has a minimum of 20 **parking spaces**;
(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
(i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
(ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
(iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or

- (iv) 3.0 metres from a **lot line** that abuts any other **street**;
- (D) the minimum **building setback** from a **lot line** that abuts a **lot** in a RD zones is 7.5 metres; and
- (E) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(319) Exception CR 319

The lands subject to this exception shall comply with all the following:

- (A) Despite regulations to the contrary, the **retail store** permission does not include a department store, discount store, or supermarket, if it deals in more than three branches of retail trade or business in the same **premises** or in separate departments of **premises** under one roof or in connected **premises** ; and
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
 - (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**; and
- (C) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(320) Exception CR 320

The lands subject to this exception shall comply with all the following:

- (A) Despite regulations to the contrary, the **retail store** permission does not include a department store, discount store, or supermarket, if it deals in more than three branches of retail trade or business in the same **premises** or in separate departments of **premises** under one roof or in connected **premises** ; and
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
 - (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**;
- (C) for all uses, **parking spaces** must be provided at a minimum rate of 3.0 for each 100 square metres of **gross floor area**; and
- (D) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(321) Exception CR 321

The lands subject to this exception shall comply with all the following:

- A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, financial institution, business and professional office, custom workshop, eating establishment, take-out eating establishment, retail store, retail service, service shop, performing arts studio, artist studio, production studio**, medical centre, and **personal service shop**;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
 - (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**; and
- (C) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(322) Exception CR 322

The lands subject to this exception shall comply with all the following:

A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, financial institution, business and professional office, custom workshop, eating establishment, take-out eating establishment, retail store, retail service, service shop, performing arts studio, artist studio, production studio, medical centre, personal service shop, vehicle dealership, vehicle fuel station, vehicle service shop, entertainment place of assembly, recreation use, and sports place of assembly;**

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

- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
- (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
- (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
- (iv) 3.0 metres from a **lot line** that abuts any other **street**; and

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

(323) Exception CR 323

The lands subject to this exception shall comply with all the following:

(A) Despite regulations to the contrary;

- (i) a **retail store** permission does not include a department store, discount store, or supermarket on these lands if it deals in more than three branches of retail trade or business in the same **premises** or in separate departments of **premises** under one roof or in connected **premises**;

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

- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
- (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
- (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
- (iv) 3.0 metres from a **lot line** that abuts any other **street**;

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

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

(324) Exception CR 324

The lands subject to this exception shall comply with all the following:

A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, financial institution, business and professional office, eating establishment, take-out eating establishment, retail store, retail service, fraternal organization, recreation use, education use, and service shop;**

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

- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
- (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
- (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
- (iv) 3.0 metres from a **lot line** that abuts any other **street**;

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

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

(325) Exception CR 325

The lands subject to this exception shall comply with all the following:

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, financial institution, professional office, administrative office, government office, eating establishment, take-out eating establishment, barber shop, beauty salon, pharmacy, and travel agency;**

- (B) Despite regulations to the contrary, one **dwelling unit** is permitted on a **lot** containing a **detached house** if the **lot** has a minimum **lot frontage** of 18.0 metres and a minimum **lot area** of 603 square metres;
- (C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
 - (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**;
- (D) the minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (E) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(326) Exception CR 326

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

- (A) Underground **structures** shall be set back from **streets** in accordance with the **main wall building setbacks** applying within this zone; and
- (B) Regulation 955.10 (368).

(327) Exception CR 327

The lands subject to this exception shall comply with all the following:

- (A) Despite regulations to the contrary, a **retail store** permission does not include a department store, discount store, or supermarket on these lands if it deals in more than three branches of retail trade or business in the same **premises** or in separate departments of **premises** under one roof or in connected **premises**;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
 - (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**; and
- (C) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(328) Exception CR 328

The lands subject to this exception shall comply with all the following:

- (A) Despite regulations to the contrary, a **retail store** permission does not include a department store, discount store, or supermarket on these lands if it deals in more than three branches of retail trade or business in the same **premises** or in separate departments of **premises** under one roof or in connected **premises**;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
 - (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**; and
- (C) the maximum **gross floor area** of all **building** must not be greater than 40% of the area of the **lot**; and
- (D) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (E) On the westerly 12 m of the southerly 30 m of **Lot 1**, Registered Plan 1909 and part of **Lot 27**, Concession 3, the following provisions shall apply:
 - (i) Minimum **front yard setback** 27 m from the centre line of Sheppard Avenue;
 - (ii) **Buildings** may be erected to the **rear lot line**;
 - (iii) Not more than one **dwelling unit** shall be permitted over the stores; and

- (F) On the easterly 12 m of the southerly 30 m of **Lot I**, Registered Plan 1909, the following provisions shall apply:
- (i) Minimum **front yard setback** 27 m from the centre line of Sheppard Avenue;
 - (ii) **Buildings** may be erected to the **rear lot line**;
 - (iii) Not more than one **dwelling unit** shall be permitted over the store; and
- (G) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(329) Exception CR 329

The lands subject to this exception shall comply with all the following:

- (A) Despite regulations to the contrary, a **retail store** permission does not include a department store, discount store, or supermarket on these lands if it deals in more than three branches of retail trade or business in the same **premises** or in separate departments of **premises** under one roof or in connected **premises**;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**;
- (C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(330) Exception CR 330

The lands subject to this exception shall comply with all the following:

- (A) Despite regulations to the contrary, a **retail store** permission does not include a department store, discount store, or supermarket on these lands if it deals in more than three branches of retail trade or business in the same **premises** or in separate departments of **premises** under one roof or in connected **premises**;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**;
- (C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(332) Exception CR 332

The lands subject to this exception shall comply with all the following:

- (A) Despite regulations to the contrary, a **retail store** permission does not include a department store, discount store, or supermarket on these lands if it deals in more than three branches of retail trade or business in the same **premises** or in separate departments of **premises** under one roof or in connected **premises**;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**; and
- (C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

- (D) Pt. **Lot 27**, Conc. 3 described as:
COMMENCING at the intersection of the south-east corner of **Lot 27**, Conc. 3;
THENCE westerly along the southerly boundary of Conc. III a distance of 14.5 m;
THENCE northerly and parallel to the easterly boundary of **Lot 27** a distance of 21 m;
THENCE easterly and parallel to the boundary of Conc. III a distance of 14.5 m;
THENCE southerly along the easterly boundary of **Lot 27** a distance of 21 m to the:
POINT OF COMMENCEMENT, may be used for the purpose of a medical clinic; and
- (E) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(333) Exception CR 333

The lands subject to this exception shall comply with all the following:

- (A) Despite regulations to the contrary, the only use permitted is surface parking for a **funeral home**;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**;
- (C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(334) Exception CR 334

The lands subject to this exception shall comply with all the following:

- (A) Despite regulations to the contrary, the only use permitted is business and administrative offices;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**;
- (C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(336) Exception CR 336

The lands subject to this exception shall comply with all the following:

- A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, financial institution, business and professional office, custom workshop, eating establishment, take-out eating establishment, retail store, retail service, service shop, performing arts studio, artist studio, production studio**, medical centre, **personal service shop, vehicle dealership, vehicle fuel station, vehicle service shop, entertainment place of assembly, recreation use, and sports place of assembly** (B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:
- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
 - (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
 - (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
 - (iv) 3.0 metres from a **lot line** that abuts any other **street**; and

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

(338) Exception CR 338

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (569)

(339) Exception CR 339

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (570)

(342) Exception CR 342

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (571)

(343) Exception CR 343

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (572)

(345) Exception CR 345

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (573)

(347) Exception CR 347

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (574)

(348) Exception CR 348

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (578)

(357) Exception CR 357

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (579).

(358) Exception CR 358

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (580)

(360) Exception CR 360

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (581)

(362) Exception CR 362

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (582)

(363) Exception CR 363

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (583)

(364) Exception CR 364

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (584)

(365) Exception CR 365

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (585)

(366) Exception CR 366

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (586)

(367) Exception CR 367

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (587)

(368) Exception CR 368

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (588)

(369) Exception CR 369

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (589)

(374) Exception CR 374

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: office, **day nursery**, and **education use**;
- (B) **Day nursery** and **education use** are permitted uses provided:
 - (i) the use is located within 15.0 metres of the **lot line** abutting Midland Avenue; and
 - (ii) any **basement** space occupied by these uses is exempted from the calculation of **gross floor area**;
- (C) The minimum set back of any **structure** or **building** is:
 - (i) 3.0 metres from a **lot line** abutting a **street**;
 - (ii) A maximum of 15.5 metres of the **main wall** may project up to 1.0 metre into the setback required by (C)(i) above;
- (D) **Parking spaces** are to be provided at a rate of 3 spaces per 100 square metres of **gross floor area** for all uses;
- (E) Despite the definition of height in 40.10.40.10 (2), for the purpose of this exception height shall mean the difference in elevations between the lowest point of a **lot** or parcel at the **street** line and the highest point of a **building** or **structure**, excluding chimneys and antennae; and
- (F) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(376) Exception CR 376

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (590)

(377) Exception CR 377

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (591)

(378) Exception CR 378

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (592)

(379) Exception CR 379

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (593)

(380) Exception CR 380

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (594)

(381) Exception CR 381

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (595)
- (382) Exception CR 382
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (596)
- (383) Exception CR 383
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (597)
- (384) Exception CR 384
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (598)
- (385) Exception CR 385
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (599)
- (386) Exception CR 386
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (600)
- (387) Exception CR 387
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (601)
- (388) Exception CR 388
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (602)
- (389) Exception CR 389
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (603)
- (390) Exception CR 390
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (604)
- (391) Exception CR 391
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (65)
- (392) Exception CR 392
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (606)
- (393) Exception CR 393
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (607)
- (394) Exception CR 394
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (608)
- (395) Exception CR 395
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (609)
- (396) Exception CR 396

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (610)

(397) Exception CR 397

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (611)

(398) Exception CR 398

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (612)

(399) Exception CR 399

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (613)

(400) Exception CR 400

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (614)

(401) Exception CR 401

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (615)

(402) Exception CR 402

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (616)

(403) Exception CR 403

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (617)

(404) Exception CR 404

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (618)

(405) Exception CR 405

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (619)

(407) Exception CR 407

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (621).

(408) Exception CR 408

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (622)

(409) Exception CR 409

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (623)

(410) Exception CR 410

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (624)

(411) Exception CR 411

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (625)

(412) Exception CR 412

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (626)

(413) Exception CR 413

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (627)

(414) Exception CR 414

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (629)

(415) Exception CR 415

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (630)

(416) Exception CR 416

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit, group home, senior citizens apartment, nursing home, private-home day care, day nursery, vehicle fuel station, vehicle service station, financial institution, medical centre, personal service shop, retail store, retail service, eating establishment, take-out eating establishment**, and office;
- (B) A **place of worship** is a permitted use on parts of **Lots 1 to 7** inclusive of Registered Plan 3711;
- (C) A **dwelling unit** is a permitted use provided the use is located in an **apartment building**;
- (D) The minimum set back of any **structure** or **building** is 3.0 metres from a **lot line** that abuts a **street**;
- (E) The maximum **gross floor area** of all uses, except **dwelling unit** is 42% of the area of the **lot**;
- (F) The maximum number of **dwelling units** permitted on the **lot** is 100 **dwelling units** per hectare;
- (G) **Parking spaces** are to be provided at the rate of:
- (i) a minimum of 2.4 **parking spaces** per 100 square metres of **gross floor area** for all office uses on the **lot**;
 - (ii) a minimum of 10.0 **parking spaces** per 100 square metres of **gross floor area** for all **eating establishment** and **take-out eating establishments** on the **lot**; and
 - (iii) a minimum of 1.25 **parking spaces** per **dwelling unit**; and
- (H) Regulation 955.10 (351).

(417) Exception CR 417

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, financial institution, medical centre, 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 centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road; and
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Road; and
- (C) The maximum permitted **floor space index** does not include the area of any **basements** or parking **structures** including ramps and **driveways**.

(421) Exception CR 421

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (631)

(422) Exception CR 422

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (632)

(423) Exception CR 423

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (633)

(424) Exception CR 424

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (634)

(425) Exception CR 425

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (635)

(426) Exception CR 426

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (636)

(427) Exception CR 427

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (637)

(428) Exception CR 428

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (638)

(429) Exception CR 429

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (639)

(431) Exception CR 431

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (640)

(432) Exception CR 432

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (641)

(433) Exception CR 433

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (642)

(434) Exception CR 434

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (643)

(435) Exception CR 435

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (644)

(436) Exception CR 436

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (645)

(437) Exception CR 437

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (646)

(438) Exception CR 438

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (647)

(439) Exception CR 439

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (648)

(441) Exception CR 441

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit, group home**, senior citizens apartment, **private-home day care, day nursery, vehicle fuel station, vehicle service station, vehicle dealership, financial institution, recreation use, sports place of assembly, entertainment place of assembly, service shop, performing arts studio, artist studio, production studio, custom workshop** for sale of goods on **premises**, medical centre, business and professional office, **personal service shop, retail store, retail service, eating establishment**, and **take-out eating establishment**;
- (B) A **dwelling unit** is a permitted use provided:
- (i) the maximum number of **dwelling units** on the **lot** is 25;
 - (ii) the maximum number of **dwelling units** permitted on the **lot** is 150 **dwelling units** per hectare; and
 - (iii) the minimum **interior floor area** is:
 - (a) 37.0 square metres for a bachelor suite;
 - (b) 48.0 square metres for a 1-bedroom suite;
 - (c) 65.0 square metres for a 2-bedroom suite; and
 - (d) 9.0 square metres for each additional bedroom;
- (C) The maximum **gross floor area** of all office uses is 0.3 times the total **gross floor area** built on the **lot**;
- (D) The minimum set back of any **structure** or **building** is 3.0 metres from a **lot line** that abuts a **street**;
- (E) The maximum permitted **floor space index** does not include the area of any **basements** or parking **structures** including ramps and **driveways**; and
- (F) **Parking spaces** are to be provided at the rate of:
- (i) a minimum of 2.6 **parking spaces** per 100 square metres of **gross floor area** for all uses on the **lot** except for those uses in (ii) below; and
 - (ii) For **dwelling units, entertainment place of assembly, sports place of assembly**, and **recreation use**, in accordance with the requirements of Chapter 200.

(442) Exception CR 442

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

- (A) The minimum set back of any **structure** or **building** is:
- (i) the greater of 16.5 metres from the centre line of Midland Avenue, or 3.0 metres from a **lot line** abutting Midland Avenue; and
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Midland Avenue; and
- (B) The maximum permitted **floor space index** does not include the area of any **basements** or parking **structures** including ramps and **driveways**.

(443) Exception CR 443

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, vehicle dealership, financial institution, recreation use, sports place of assembly, entertainment place of assembly, service shop, performing arts studio, artist studio, production studio, custom workshop** for sale of goods on **premises**, medical centre, business and professional 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 centre line of Lawrence Avenue East, or 3.0 metres from a **lot line** abutting Lawrence Avenue East;
 - (ii) the greater of 16.5 metres from the centre line of Brimley Road, or 3.0 metres from a **lot line** abutting Brimley Road;
 - (iii) 3.0 metres from a **lot line** abutting any **street** other than Lawrence Avenue East or Brimley Road; and
- (C) The maximum permitted **floor space index** does not include the area of any **basements** or parking **structures** including ramps and **driveways**.

(444) Exception CR 444

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, vehicle dealership, financial institution, recreation use, sports place of assembly, entertainment place of assembly, service shop, performing arts studio, artist studio, production studio, custom workshop** for sale of goods on **premises**, medical centre, business and professional office, **personal service shop, retail store, retail service, eating establishment, and take-out eating establishment**;
- (B) A banquet room may locate and operate in the **basement** of an **eating establishment** situated on a part of the easterly 54.803 m of Block "E" according to Registered Plan 4712;
- (C) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of Lawrence Avenue East, or 3.0 metres from a **lot line** abutting Lawrence Avenue East; and
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Lawrence Avenue East; and
- (D) The maximum permitted **floor space index** does not include the area of any **basements** or parking **structures** including ramps and **driveways**.

(445) Exception CR 445

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

- (A) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of Lawrence Avenue East, or 3.0 metres from a **lot line** abutting Lawrence Avenue East;
 - (ii) the greater of 16.5 metres from the centre line of McCowan Road, or 3.0 metres from a **lot line** abutting McCowan Road; and
 - (iii) 3.0 metres from a **lot line** abutting any **street** other than Lawrence Avenue East or McCowan Road; and
- (B) The maximum permitted **floor space index** does not include the area of any **basements** or parking **structures** including ramps and **driveways**.

(447) Exception CR 447

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle service shop, vehicle fuel station, financial institution**, medical centre, office, **personal service shop, retail store, retail service, eating establishment, and take-out eating establishment**;
- (B) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of Lawrence Avenue East, or 3.0 metres from a **lot line** abutting Lawrence Avenue East;
 - (ii) the greater of 16.5 metres from the centre line of McCowan Road, or 3.0 metres from a **lot line** abutting McCowan Road; and
 - (iii) 3.0 metres from a **lot line** abutting any **street** other than Lawrence Avenue East or McCowan Road; and
- (C) The maximum permitted **floor space index** does not include the area of any **basements** or parking **structures** including ramps and **driveways**.

(449) Exception CR 449

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (649)

(450) Exception CR 450

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (650)

(451) Exception CR 451

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (651)

(452) Exception CR 452

- The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (652)
- (453) Exception CR 453
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (653)
- (454) Exception CR 454
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (654)
- (455) Exception CR 455
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (655)
- (456) Exception CR 456
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (656)
- (457) Exception CR 457
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (657)
- (458) Exception CR 458
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (658)
- (459) Exception CR 459
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (659)
- (460) Exception CR 460
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (660)
- (461) Exception CR 461
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (661)
- (462) Exception CR 462
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (662)
- (463) Exception CR 463
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (663)
- (464) Exception CR 464
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (664)
- (465) Exception CR 465
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (665)
- (466) Exception CR 466
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (666)

(467) Exception CR 467

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, vehicle dealership, financial institution, recreation use, sports place of assembly, entertainment place of assembly, service shop, performing arts studio, artist studio, production studio, 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 16.5 metres from the centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;
 - (ii) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Avenue East;
 - (iii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue or St. Clair Avenue East; and
- (C) The maximum permitted **floor space index** does not include the area of any **basements**.

(468) Exception CR 468

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, vehicle dealership, financial institution, recreation use, sports place of assembly, entertainment place of assembly, service shop, performing arts studio, artist studio, production studio, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;**
- (B) **Amusement devices** are permitted, except for **premises** where liquor is lawfully sold, provided such **premises** are not licensed as a dining room or dining lounge under the Liquor Licence Act;
- (C) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 16.5 metres from the centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue; and
- (D) The maximum permitted **floor space index** does not include the area of any **basements**.

(469) Exception CR 469

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle dealership, financial institution, recreation use, sports place of assembly, entertainment place of assembly, service shop, performing arts studio, artist studio, production studio, office, personal service shop, retail store, retail service, eating establishment, take-out eating establishment,** 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) **Amusement devices** are permitted, except for **premises** where liquor is lawfully sold, provided such **premises** are not licensed as a dining room or dining lounge under the Liquor Licence Act;
- (C) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 16.5 metres from the centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue; and
- (D) The maximum permitted **floor space index** does not include the area of any **basements**.

(470) Exception CR 470

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, vehicle dealership, financial institution, recreation use, sports place of assembly, entertainment place of assembly, service shop, performing arts studio, artist studio, production studio, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;**
- (B) The minimum set back of any **structure** or **building** is:

- (i) the greater of 18.0 metres from the centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue; and
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue; and
- (D) The maximum permitted **gross floor area**, not including mezzanine storage areas, public walkways and malls, is 2254 square metres.

(471) Exception CR 471

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, office, personal service shop, retail store, retail service, hotel, place of assembly, eating establishment, take-out eating establishment, and amusement arcade;**
- (B) The provisions of this exception shall apply collectively to this property notwithstanding its division into two or more **lots**;
- (C) The minimum set back of any **structure** or **building** is:
 - (i) 3.0 metres from a **lot line** abutting Victoria Park Avenue, Eglinton Square, Pharmacy Avenue, and Eglinton Avenue East;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than those in (i) above; and
 - (iii) 7.5 metres from the **rear lot line**;
- (D) The maximum permitted **gross floor area** is 51,100 square metres, and does not include the area of any of the following: enclosed walkways utilized only for walkway access purposes to adjoining stores or for **landscaping** purposes, mezzanine storage rooms, loading docks, public washrooms accessible from the public walkway system, and the walkways providing access to utility rooms and loading docks;
- (E) The maximum permitted height of an above grade parking **structure** is 20 metres; and
- (F) **Parking spaces** are to be provided at the rate of:
 - (i) a minimum of 4.3 **parking spaces** per 100 square metres of **gross floor area** for the first 31,870 square metres of **gross floor area** on the **lot**; and
 - (ii) a minimum of 5.7 **parking spaces** per 100 square metres of **gross floor area** for **gross floor area** in excess of 31,870 square metres on the **lot**.

(472) Exception CR 472

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, vehicle dealership, financial institution, recreation use, sports place of assembly, entertainment place of assembly, service shop, performing arts studio, artist studio, production studio, 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 23.0 metres from the centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Victoria Park Avenue;
 - (ii) the greater of 16.5 metres from the centre line of Pharmacy Avenue, or 3.0 metres from a **lot line** abutting Pharmacy Avenue; and
 - (iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Avenue East or Pharmacy Avenue; and
- (C) The maximum permitted **floor space index** does not include the area of any parking facilities; and
- (D) For the purposes of (C) above, parking facilities shall only include:
 - (i) A **basement**, designed to be used for vehicular parking, the ceiling of which is below finished grade, and shall include access ramp; and
 - (ii) An elevated unenclosed **structure** or **building** designed to be used for vehicular parking, the lowest floor of which is to be a minimum of 2.4 m above finished grade, and shall include access ramps.

(473) Exception CR 473

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

- (A) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 18.0 metres from the centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue; and

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

(474) Exception CR 474

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

(A) Despite the uses listed in 40.10.20, the only permitted use is a telephone switching centre;

(B) The minimum set back of any **structure** or **building** is 6.0 metres from a **lot line** that abuts a **street**.

(475) Exception CR 475

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

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service shop, financial institution, personal service shop**, medical centre, **eating establishment, take-out eating establishment, retail store, retail service** and office;

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

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

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

(iii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue or St. Clair Avenue East; and

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

(476) Exception CR 476

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

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service shop, financial institution, personal service shop**, medical centre, **eating establishment, take-out eating establishment, retail store, retail service** and office;

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

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

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

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

(477) Exception CR 477

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (667)

(478) Exception CR 478

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (668)

(479) Exception CR 479

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (669)

(480) Exception CR 480

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (670)

(481) Exception CR 481

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (671)

(482) Exception CR 482

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (672)

(483) Exception CR 483

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (673)

(484) Exception CR 484

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (674)

(485) Exception CR 485

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (675)

(486) Exception CR 486

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (676)

(487) Exception CR 487

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (677)

(489) Exception CR 489

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

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, financial institution, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;**

(B) Office is a permitted use provided that the **gross floor area** for all office uses combined does not exceed 60% of the **gross floor area** permitted on the **lot**;

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

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

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

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

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

(490) Exception CR 490

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

(A) Departmental store uses are not permitted.

(B) For the purposes of this exception, Department store uses shall include commercial activities which deal in more than three branches of retail trade or business in the same **premises** or in separate departments of **premises** under one roof or in connected **premises** and shall include uses such as the following: department stores, discount stores, and supermarkets;

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

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

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

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

(491) Exception CR 491

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

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, place of worship, financial institution, office, personal service shop, retail store, retail service;**

(B) Office is a permitted use provided that the **gross floor area** for all office uses combined does not exceed 60% of the **gross floor area** permitted on the **lot**;

© The minimum **lot area** is 3000 square metres;

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

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

(492) Exception CR 492

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

- (A) Departmental store uses are not permitted.
- (B) For the purposes of this Bylaw, Department store uses shall include commercial activities which deal in more than three branches of retail trade or business in the same **premises** or in separate departments of **premises** under one roof or in connected **premises** and shall include uses such as the following: department stores, discount stores, and supermarkets;
- (C) A **place of worship** is a permitted use provided that the **gross floor area** of the **first floor** does not exceed) 40% of the area of the **lot**;
- (D) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of Warden Avenue and Sheppard Avenue East, or 3.0 metres from a **lot line** abutting Warden Avenue and Sheppard Avenue East;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Warden Avenue or Sheppard Avenue East; and
 - (iii) 7.5 metres from a **side lot line** abutting a **lot** in a Residential Zone category; and
- (E) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(493) Exception CR 493

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, financial institution, office, personal service shop, retail store, retail service, entertainment place of assembly, place of assembly, sports place of assembly, and recreation use**;
- (B) **Day nursery, financial institution, personal service shop, retail store, retail service, entertainment place of assembly, place of assembly, sports place of assembly, and recreation use** are permitted uses provided that: (i) for every 1.0 square metre of **gross floor area** of these uses, 2.0 square metres of office uses is provided; and (ii) these uses are located on the **first floor** only;
- (C) **Eating establishment, take-out eating establishment, and amusement arcade** are not permitted uses;
- (D) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of Warden Avenue, or 3.0 metres from a **lot line** abutting Warden Avenue;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Warden Avenue; and
 - (iii) 7.5 metres from a **lot line** abutting a **lot** in a Residential Zone category;
- (E) Parking is provided at the following rate:
 - (i) For **entertainment place of assembly, sports place of assembly, and recreation use**, in accordance with the requirements of Chapter 200; and
 - (ii) A minimum of 2.7 **parking spaces** per 100 square metres of **gross floor area** for all other uses; and
- (F) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(494) Exception CR 494

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (678)

(495) Exception CR 495

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (679)

(496) Exception CR 496

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (680)

(498) Exception CR 498

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (681)

(499) Exception CR 499

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

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **vehicle fuel station, vehicle service station, financial institution, day nursery, private school, public school, place of worship**, library, **entertainment place of assembly, place of assembly, recreation use, sports place of assembly**, office, **personal service shop, retail store, retail service, eating establishment**, and **take-out eating establishment**;

(B) 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**;

(C) The minimum set back from a **lot line** abutting a **street** to a **main wall** is 3.0 metres; and

(D) **Parking spaces** are to be provided at the rate of:

(i) a minimum of 2.4 **parking spaces** per 100 square metres of **gross floor area** for office uses;

(ii) the requirements of Chapter 200 for **place of worship, entertainment place of assembly, recreation use, sports place of assembly, eating establishment**, and **take-out eating establishment** uses; and

(iii) a minimum of 3.2 **parking spaces** for all other uses.

(500) Exception CR 500

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (682)

(501) Exception CR 501

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (683)

(502) Exception CR 502

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (684)

(503) Exception CR 503

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (685)

(504) Exception CR 504

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (686)

(505) Exception CR 505

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (687)

(506) Exception CR 506

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (688)

(507) Exception CR 507

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (689)

(508) Exception CR 508

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (690)

(509) Exception CR 509

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (691)
- (510) Exception CR 510
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (692)
- (511) Exception CR 511
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (693)
- (512) Exception CR 512
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (694)
- (513) Exception CR 513
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (695)
- (514) Exception CR 514
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (696)
- (515) Exception CR 515
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (697)
- (516) Exception CR 516
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (698)
- (517) Exception CR 517
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (699)
- (518) Exception CR 518
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (700)
- (519) Exception CR 519
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (701)
- (520) Exception CR 520
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (702)
- (521) Exception CR 521
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (703)
- (522) Exception CR 522
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (704)
- (523) CR Exception 523
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (705)
- (524) Exception CR 524

- The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (706)
- (525) Exception CR 525
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (707)
- (526) Exception CR 526
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (708)
- (527) Exception CR 527
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (709)
- (528) Exception CR 528
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (710)
- (529) Exception CR 529
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (711)
- (530) Exception CR 530
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (712)
- (531) Exception CR 531
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (713)
- (532) Exception CR 532
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (714)
- (533) Exception CR 533
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (715)
- (534) Exception CR 534
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (716)
- (535) Exception CR 535
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (717)
- (536) Exception CR 536
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (718)
- (537) Exception CR 537
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (719)
- (538) Exception CR 538
The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (720)

(539) Exception CR 539

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (721)

(540) Exception CR 540

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (722)

(541) Exception CR 541

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (723)

(542) Exception CR 542

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (724)

(543) Exception CR 543

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (725)

(544) Exception CR 544

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (786)

(545) Exception CR 545

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (787)

(546) Exception CR 546

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (787)

(547) Exception CR 547

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (789)

(548) Exception CR 548

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (790)

(549) Exception CR 549

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (791)

(B) Section 40.10.20.100(1)(B) does not apply to 2930-2948 Finch Avenue East, provided the existing setbacks from residential **lots** are maintained.

(550) Exception CR 550

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (792)

(551) Exception CR 551

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (793)

(552) Exception CR 552

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (794)
- (553) Exception CR 553
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (795)
- (554) Exception CR 554
The lands subject to this exception must comply with the following:
(A) Despite the uses listed in 40.10.20, the only permitted uses are: businesses which sell, maintain and repair **vehicles** or install **vehicle** accessories, retail and office uses, **day nurseries**, fraternal organizations, places of worship, restaurants, recreational uses, **funeral homes** and **hotels** and motels; and
(B) Numbers 30, 34, 53, 76, 77, and 47 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10827 prevail.
- (555) Exception CR 555
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (796)
- (556) Exception CR 556
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (797)
- (557) Exception CR 557
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (798)
- (558) Exception CR 558
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (799)
- (559) Exception CR 559
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (800)
- (560) Exception CR 560
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (801)
- (561) Exception CR 561
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (802)
- (562) Exception CR 562
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (803)
- (563) Exception CR 563
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (804)
- (564) Exception CR 564
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (805)
- (565) Exception CR 565
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (806)
- (567) Exception CR 567

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (807)

(568) Exception CR 568

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (808)

(569) Exception CR 569

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (809)

(570) Exception CR 570

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (810)

(571) Exception CR 571

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (811)

(572) Exception CR 572

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (812)

(573) Exception CR 573

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (813)

(574) Exception CR 574

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (814)

(575) Exception CR 575

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (815)

(576) Exception CR 576

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (816)

(578) Exception CR 578

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (818)

(579) Exception CR 579

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (819)

(580) Exception CR 580

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (820)

(581) Exception CR 581

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (821)

(582) Exception CR 582

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (822)

- (583) Exception CR 583
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (823)
- (584) Exception CR 584
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (824)
- (585) Exception CR 585
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (825)
- (586) Exception CR 586
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (826)
- (588) Exception CR 588
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (827)
- (589) Exception CR 589
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (828)
- (590) Exception CR 590
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (829)
- (591) Exception CR 591
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (830)
- (592) Exception CR 592
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (831)
- (593) Exception CR 593
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (832)
- (594) Exception CR 594
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (833)
- (595) Exception CR 595
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (834)
- (596) Exception CR 596
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (835)
- (597) Exception CR 597
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (836)
- (598) Exception CR 598
The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (837)

(599) Exception CR 599

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (838)

(600) Exception CR 600

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (839)

(601) Exception CR 601

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (840)

(602) Exception CR 602

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (841)

(603) Exception CR 603

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (842)

(604) Exception CR 604

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (843)

(605) Exception CR 605

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (844)

(606) Exception CR 606

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (845)

(607) Exception CR 607

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (846)

(608) Exception CR 608

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (847)

(609) Exception CR 609

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (848)

(610) Exception CR 610

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (849)

(611) Exception CR 611

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (850)

(612) Exception CR 612

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (851)

(613) Exception CR 613

- The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (852)
- (614) Exception CR 614
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (853)
- (615) Exception CR 615
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (854)
- (616) Exception CR 616
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (855)
- (617) Exception CR 617
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (856)
- (618) Exception CR 618
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (857)
- (619) Exception CR 619
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (858)
- (620) Exception CR 620
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (859)
- (621) Exception CR 621
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (860)
- (622) Exception CR 622
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (861)
- (623) Exception CR 623
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (862)
- (624) Exception CR 624
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (863)
- (625) Exception CR 625
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (864)
- (626) Exception CR 626
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (865)
- (627) Exception CR 627
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (866)

- (628) Exception CR 628
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (867)
- (629) Exception CR 629
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (868)
- (630) Exception CR 630
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (869)
- (631) Exception CR 631
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (870)
- (632) Exception CR 632
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (871)
- (634) Exception CR 634
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (873)
- (637) Exception CR 637
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (875)
- (638) Exception CR 638
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (876)
- (639) Exception CR 639
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (877)
- (640) Exception CR 640
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (878)
- (641) Exception CR 641
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (879)
- (642) Exception CR 642
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (880)
- (643) Exception CR 643
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (881)
- (644) Exception CR 644
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (882)
- (645) Exception CR 645
The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (883)
- (646) Exception CR 646
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (884)
- (647) Exception CR 647
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (885)
- (648) Exception CR 648
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (886)
- (649) Exception CR 649
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (887)
- (650) Exception CR 650
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (888)
- (651) Exception CR 651
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (889)
- (652) Exception CR 652
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (890)
- (653) Exception CR 653
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (891)
- (654) Exception CR 654
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (892)
- (655) Exception CR 655
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (893)
- (656) Exception CR 656
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (894)
- (657) Exception CR 657
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (895)
- (658) Exception CR 658
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (896)
- (659) Exception CR 659
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (897)
- (660) Exception CR 660

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (898)

(661) Exception CR 661

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (899)

(662) Exception CR 662

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (900)

(663) Exception CR 663

The lands subject to this exception shall comply with all the following:

A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery**, library, barber shop, beauty parlour, **financial institution**, business and professional office, **vehicle dealership**, **vehicle fuel station**, **vehicle service shop**, tailor shop, bake shop, **entertainment place of assembly**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **service shop**, **performing arts studio**, **artist studio**, and **production studio**;

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

- (i) 16.5 metres, measured from the centreline of the **street**, if the **lot line** abuts Neilson Road;
- (ii) 21.0 metres, measured from the centreline of the **street**, if the **lot line** abuts Ellesmere Road and Morningside Avenue; and
- (iii) 3.0 metres from a **lot line** that abuts any other **street**; and

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

(664) Exception CR 664

The lands subject to this exception shall comply with all the following:

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

- (i) 16.5 metres, measured from the centreline of the **street**, if the **lot line** abuts Neilson Road;
- (ii) 21.0 metres, measured from the centreline of the **street**, if the **lot line** abuts Ellesmere Road and Morningside Avenue; and
- (iii) 3.0 metres from a **lot line** that abuts any other **street**; and

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

(C) despite regulations to the contrary, only the following uses are permitted:

- (i) **vehicle fuel station**;
- (ii) **vehicle** service station;
- (iii) **retail store**;
- (iv) eating establishment; and
- (v) **take-out eating establishment**; and

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

(665) Exception CR 665

The lands subject to this exception shall comply with all the following:

A) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit**, **day nursery**, **private-home day care**, library, **financial institution**, business and professional office, tailor shop, bake shop, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **service shop**, **performing arts studio**, **artist studio**, and **production studio**;

(B) the maximum number of **dwelling units** must not be more than 1 for each 19.8 square metres of **lot area**;

(C) only **dwelling units** are to be located above the **first floor**;

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

- (i) 3.0 metres if it is the **front lot line**;
- (ii) from the north property line:
 - (a) a minimum of 36.0 metres for the portion of the **building** that is four storeys or less; and

- (b) a minimum of 42.0 metres for the portion of the **building** greater than four storeys; and
- (iii) from the east property line:
 - (a) a minimum of 1.5 metres for the portion of the **building** that is four storeys or less; and
 - (b) a minimum of 23.0 metres for the portion of the **building** greater than four storeys; and
- (iv) 3.5 metres from the west property line:
- (E) The maximum **gross floor area** is 23,100 square metres
- (F) the maximum height of a **building** is the lesser of 24 storeys and 75 metres above average finished grade along Ellesmere Road street line;
- (G) **amenity space** must be provided at a minimum rate of :
 - (i) 2.0 square metres for each **dwelling unit** for indoor **amenity space**; and
 - (ii) 0.9 square metres for each **dwelling unit** for outdoor **amenity space**; and
- (H) **parking space** are to be provided at a minimum rate:
 - (i) of 1.0 for each **dwelling unit** for resident use and located in an enclosed **building**
 - (ii) of 0.2 for each **dwelling unit** for visitor use;
 - (iii) required by Chapter 200 for **eating establishments**; and
 - (iv) 1.0 for each 93 square metres for all other uses; and
- (I) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.
- (J) These lands shall comply with Prevailing By-law section 955.10 (967)

(666) Exception CR 666

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

- (A) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 18.0 metres from the centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;
 - (ii) the greater of 21.0 metres from the centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road;
 - (iii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue or Ellesmere Road; and
- (B) The maximum permitted **floor space index** does not include the area of any **basements**.

(667) Exception CR 667

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

- (A) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Road;
 - (iii) 3.0 metres from the **rear lot line**; and
- (B) The maximum permitted **floor space index** does not include the area of any **basements**.

(668) Exception CR 668

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, financial institution, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment**;
- (B) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Road;
- (C) The maximum permitted **floor space index** does not include the area of any **basements**; and
- (D) On Block "S" of Registered Plan 4440, the minimum setback shall be 3.9 metres from the rear northerly boundary of Block "S" of Registered Plan 4440, except that the easterly two **buildings** may have a **rear yard setback** of a minimum of 1.8 metres.

(669) Exception CR 669

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, financial institution, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;**
- (B) A **Place of Worship** may be erected on either of Blocks "A" or "B" on Registered Plan 5668, provided the said **Place of Worship** shall have a maximum coverage of 40% and a minimum setback from the **street** line of Warden Avenue of 12 metres;
- (C) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of Ellesmere Road and Warden Avenue, or 3.0 metres from a **lot line** abutting Ellesmere Road and Warden Avenue;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Road and Warden Avenue;
 - (iii) 7.5 metres from the **rear lot line**; and
- (D) The maximum permitted **floor space index** does not include the area of any **basements**.

(671) Exception CR 671

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, vehicle dealership, financial institution, recreation use, sports place of assembly, entertainment place of assembly, service shop, performing arts studio, artist studio, production studio, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;**
- (B) Underground **structure** must comply with the required **building setbacks** from a **front lot line**, or a **side lot line** where the **side lot line** abuts a **street** as per clauses 40.10.10.70;
- (C) The maximum permitted **floor space index**, not including the area of any **basements**, enclosed mall areas and public walkways, is 0.342;
- (D) If the total **gross floor area** of commercial uses on the site, minus the **gross floor area** of **buildings** or floors used only for office uses, exceeds 20 000 square metres **parking spaces** shall be provided at the rate of:
 - (i) A minimum of 2.6 **parking spaces** per 100 square metres of **gross floor area** of **buildings** or floors used only for office uses; and
 - (ii) A minimum of 4.0 **parking spaces** per 100 square metres of **gross floor area**, minus the **gross floor area** of public walkways and malls and truck access, for all other commercial uses;
- (E) If the total **gross floor area** of Commercial uses on the site, minus the **gross floor area** of **buildings** or floors used only for office uses, is not greater than 20 000 square metres, **parking spaces** shall be provided at a rate in accordance with the requirements of Chapter 200; and
- (F) A maximum of 10% of the **parking spaces** provided on this site may be provided at reduced dimensions of not less than 2.5 m width by 5.4 m length.

(672) Exception CR 672

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, financial institution, business and professional office, vehicle dealership, vehicle fuel station, vehicle service shop, tailor shop, bake shop, entertainment place of assembly, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, service shop, performing arts studio, artist studio, and production studio;**
- (B) The minimum set back of any **structure** or **building** is:
 - (i) the greater of 21.0 metres from the centre line of Sheppard Avenue East and Markham Road, or 3.0 metres from a **lot line** abutting Sheppard Avenue East and Markham Road;
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Avenue East and Markham Road; and
 - (iii) 12.0 metres from a **lot line** that does not abut a **street**; and
- (C) A minimum of 10% of the area of the **lot** is to be used for **landscaping** purposes only; and
- (D) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**.

(673) Exception CR 673

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

- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **financial institution**, business and professional office, pharmacy, optician, and the retail sale of petroleum products, anti-freeze, all automobile rubber products and/or accessories for the maintenance of automobile electrical systems;
 - (B) All required yard setbacks also apply to underground **structures**;
 - (C) A minimum of 30% of the area of the **lot** is to be used for **landscaping** purposes only;
 - (D) The maximum **gross floor area** of the **first floor** of all uses on the **lot** combined cannot exceed 18% of the area of the **lot**;
 - (E) A minimum of 98 **parking spaces** are to be provided;
 - (F) The maximum permitted **floor space index** does not include the area of any parking **structures**, including ramps and **driveways**; and
 - (G) Regulation 955.10 (367).
- (674) Exception CR 674
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (901)
- (676) Exception CR 676
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (902)
- (677) Exception CR 677
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (903)
- (680) Exception CR 680
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (904)
- (681) Exception CR 681
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (905)
- (682) Exception CR 682
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (906)
- (684) Exception CR 684
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (907)
- (685) Exception CR 685
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (908)
- (686) Exception CR 686
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (909)
- (687) Exception CR 687
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (910)
- (688) Exception CR 688
- The lands subject to this exception shall comply with all the following:
- (A) Prevailing By-law section 955.10 (911)
- (689) Exception CR 689
- The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (912)
- (690) Exception CR 690
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (913)
- (691) Exception CR 691
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (914)
- (692) Exception CR 692
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (915)
- (693) Exception CR 693
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (916)
- (694) Exception CR 694
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (917)
- (695) Exception CR 695
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (918)
- (697) Exception CR 697
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (920)
- (698) Exception CR 698
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (921)
- (699) Exception CR 699
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (922)
- (700) Exception CR 700
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (923)
- (701) Exception CR 701
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (924)
- (702) Exception CR 702
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (925)
- (703) Exception CR 703
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (926)
- (704) Exception CR 704
 - The lands subject to this exception shall comply with all the following:
 - (A) Prevailing By-law section 955.10 (927)
- (705) Exception CR 705

- The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (928)
- (706) Exception CR 706
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (929)
- (707) Exception CR 707
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (930)
- (708) Exception CR 708
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (931)
- (709) Exception CR 709
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (932)
- (710) Exception CR 710
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (933)
- (711) Exception CR 711
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (934)
- (712) Exception CR 712
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (935)
- (713) Exception CR 713
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (936)
- (714) Exception CR 714
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (937)
- (715) Exception CR 715
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (938)
- (716) Exception CR 716
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (939)
- (717) Exception CR 717
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (940)
- (718) Exception CR 718
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (941)
- (719) Exception CR 719
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (942)

- (720) Exception CR 720
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (943)
- (721) Exception CR 721
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (944)
- (722) Exception CR 722
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (945)
- (723) Exception CR 723
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (946)
- (724) Exception CR 724
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (947)
- (725) Exception CR 725
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (948)
- (726) Exception CR 726
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (949)
- (727) Exception CR 727
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (950)
- (728) Exception CR 728
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (951)
- (729) Exception CR 729
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (952)
- (789) Exception CR 789
The lands subject to this exception must comply with the Regulation 955.10.(84).
- (793) Exception CR 793
The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.60.1., being former City of York By-law PB 461.
- (794) Exception CR 794
The lands subject to this exception must comply with the Regulation 955.10.(88).
- (796) Exception CR 796
The lands subject to this exception must comply with the Regulation 955.10.(90).
- (798) Exception CR 798
The lands subject to this exception must comply with the Regulation 955.10.(92).
- (799) Exception CR 799
The lands subject to this exception must comply with the Regulation 955.10.(93).

- (800) Exception CR 800
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (953)
- (801) Exception CR 801
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (954)
- (802) Exception CR 802
The lands subject to this exception must comply with the following:
(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
(B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (974)
- (803) Exception CR 803
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (955)
- (804) Exception CR 804
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (956)
- (805) Exception CR 805
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (957)
- (806) Exception CR 806
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (958)
- (808) Exception CR 808
The lands subject to this exception must comply with the following:
(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
(B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (976).
- (810) Exception CR 810
The lands subject to this exception must comply with the following:
(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
(B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (977)
- (811) Exception CR 811
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (959)
- (812) Exception CR 812
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (960)
- (813) Exception CR 813
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (962)
- (815) Exception CR 815
The lands subject to this exception shall comply with all the following:
(A) Prevailing By-law section 955.10 (963)

(818) Exception CR 818

The lands subject to this exception shall comply with all the following:

- (A) Prevailing By-law section 955.10 (964)

(819) Exception CR 819

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-law 1979-278.

(820) Exception CR 820

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-law 1979-175.

(826) Exception CR 826

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Toronto By-law 1204-2007.

(827) Exception CR 827

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-laws 1991-26 and 1991-39.

(829) Exception CR 829

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Toronto By-law 828-2006.

(830) Exception CR 830

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-law 14496.

(831) Exception CR 831

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-laws 11448, 11728 and 13880.

(832) Exception CR 832

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

- (A) Despite 40.5.1.10 (2), the maximum permitted **floor space index** of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

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

- (B) The applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-laws 9138, 10955, 11449 and 11729.

(833) Exception CR 833

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-laws 83-20, 83-44, 1978-83 and 1981-158.

(834) Exception CR 834

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-laws 83-20, 83-44, 1981-158, 1986-121 and 1986-234.

(835) Exception CR 835

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Toronto By-law 467-2002.

(836) Exception CR 836

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-law 1290.

(837) Exception CR 837

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Toronto By-law 872-1999.

(839) Exception CR 839

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-law 1993-133.

(840) Exception CR 840

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-laws 10955 and 11449 and City of Toronto By-law 641-2008.

(841) Exception CR 841

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-laws 1993-28, 930, 12821 and 14137.

(842) Exception CR 842

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

(A) Despite 40.5.1.10 (2), the maximum permitted **floor space index** of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

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

(B) The applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-law 1978-101.

(844) Exception CR 844

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

(A) Despite 40.5.1.10 (2), the maximum permitted **floor space index** of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

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

(B) The applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-laws 10955 and 11449.

(845) Exception CR 845

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-laws 10955 and 11449 and City of Toronto By-law 600-2009.

(846) Exception CR 846

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-law 1997-174.

(848) Exception CR 848

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-law 1989-25.

(849) Exception CR 849

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-law 1983-4.

(850) Exception CR 850

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the former City of Etobicoke By-law 1980-189.

(862) Exception CR 862

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being the City of Toronto By-law 304-2000.

(868) Exception CR 868

The lands subject to this exception are to comply with all the following:

(A) **Dwelling units** are only permitted above the **first floor**;

(B) the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 1982-253 and 1992-63.

(869) Exception CR 869

The lands subject to this exception are to comply with all the following:

(A) **Dwelling units** are only permitted above the **first floor**.

(870) Exception CR 870

The lands subject to this exception are to comply with all the following:

(A) **Dwelling units** are only permitted above the **first floor**; and

(B) the applicable prevailing By-law in Article 950.20.1., being the City of Toronto By-law 735-1999.

(871) Exception CR 871

The lands subject to this exception are to comply with all the following:

(A) **Dwelling units** are only permitted above the **first floor**; and

(B) the applicable prevailing By-law in Article 950.20.1., being the City of Toronto By-law 971-2003.

(872) Exception CR 872

The lands subject to this exception are to comply with all the following:

(A) **Dwelling units** are only permitted above the **first floor**; and

(B) the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1985-266.

(873) Exception CR 873

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1978-63.

(874) Exception CR 874

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 1985-105 and 13818.

(875) Exception CR 875

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1454.

(876) Exception CR 876

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 3167.

(877) Exception CR 877

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 1979-146, 1979-166 and 1980-33.

(878) Exception CR 878

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 12273 and 12245.

(879) Exception CR 879

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 1987-23 and 1993-46.

(881) Exception CR 881

The lands subject to this exception must comply with the Regulation 955.10.(94).

(892) Exception CR 892

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 757.

(893) Exception CR 893

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1996-160 and City of Toronto By-law 731-2001.

(894) Exception CR 894

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1993-44.

(898) Exception CR 898

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

- (A) Despite 40.5.1.10 (2), the maximum permitted **floor space index** of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:
 - (i) a minimum of 30% of the area of the **lot** is used for **landscaping**; and
- (B) The applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 1388 and 2308.

(901) Exception CR 901

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

- (A) Despite 40.5.1.10 (2), the maximum permitted **floor space index** of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:
 - (i) a minimum of 30% of the area of the **lot** is used for **landscaping**; and
- (B) The applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1997-90.

(902) Exception CR 902

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 1985-100 and 1991-199.

(903) Exception CR 903

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 15029.

(905) Exception CR 905

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

- (A) Despite 40.5.1.10 (2), the maximum permitted **floor space index** of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:
 - (i) a minimum of 30% of the area of the **lot** is used for **landscaping**; and
- (B) The applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 4065.

(912) Exception CR 912

The lands subject to this exception must comply with the Regulation 955.10.(95).

(913) Exception CR 913

The lands subject to this exception must comply with the Regulation 955.10.(96).

(914) Exception CR 914

The lands subject to this exception must comply with the Regulation 955.10.(97).

(915) Exception CR 915

The lands subject to this exception must comply with the Regulation 955.10.(98).

(916) Exception CR 916

The lands subject to this exception must comply with the Regulation 955.10.(99).

(917) Exception CR 917

The lands subject to this exception must comply with the Regulation 955.10.(100).

(918) Exception CR 918

The lands subject to this exception must comply with the Regulation 955.10.(101).

(919) Exception CR 919

The lands subject to this exception must comply with the Regulation 955.10.(102).

(920) Exception CR 920

The lands subject to this exception must comply with the Regulation 955.10.(103).

(921) Exception CR 921

The lands subject to this exception must comply with the Regulation 955.10.(104).

(922) Exception CR 922

The lands subject to this exception must comply with the Regulation 955.10.(105).

- (923) Exception CR 923
The lands subject to this exception must comply with the Regulation 955.10.(106).
- (924) Exception CR 924
The lands subject to this exception must comply with the Regulation 955.10.(107).
- (925) Exception CR 925
The lands subject to this exception must comply with the Regulation 955.10.(108).
- (926) Exception CR 926
The lands subject to this exception must comply with the Regulation 955.10.(109).
- (927) Exception CR 927
The lands subject to this exception must comply with the Regulation 955.10.(110).
- (928) Exception CR 928
The lands subject to this exception must comply with the Regulation 955.10.(111).
- (929) Exception CR 929
The lands subject to this exception must comply with the Regulation 955.10.(112).
- (932) Exception CR 932
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 1990-178 and 1990-252.
- (933) Exception CR 933
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 8498.
- (949) Exception CR 949
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being City of Toronto By-law 1092-2006.
- (956) Exception CR 956
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being City of Toronto By-law 740-2003.
- (958) Exception CR 958
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 11851 and City of Toronto By-law 421-2002.
- (959) Exception CR 959
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 8855, 9908 and 1995-223.
- (960) Exception CR 960
The lands subject to this exception must comply with the Regulation 955.10.(113).
- (961) Exception CR 961
The lands subject to this exception must comply with the Regulation 955.10.(114).
- (962) Exception CR 962
The lands subject to this exception must comply with the Regulation 955.10.(115).
- (966) Exception CR 966
The lands subject to this exception must comply with the Regulation 955.10.(117).
- (968) Exception CR 968
The lands subject to this exception must comply with the Regulation 955.10.(118).
- (969) Exception CR 969

The lands subject to this exception must comply with the Regulation 955.10.(119).

(970) Exception CR 970

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

- (A) The applicable prevailing By-law in Article 950.60.1., being the former City of York By-law PB 277; and
- (B) Regulation 955.10.(355).

(971) Exception CR 971

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.60.1., being City of York By-law PB 758.

(972) Exception CR 972

The lands subject to this exception must comply with the Regulation 955.10.(120).

(973) Exception CR 973

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.60.1., being City of York By-law PB 197.

(974) Exception CR 974

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

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height; and
- (B) Regulation 955.10.(121).

(975) Exception CR 975

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

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** (Weston Road) shall be limited to 9.0 metres in height; and
- (B) Regulation 955.10.(122).

(976) Exception CR 976

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

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height;
- (B) The applicable By-law in Article 950.60.1, being City of York By-law PB 2494.

(977) Exception CR 977

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

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height; and
- (B) The applicable By-law in Article 950.60.1, being City of York By-law PB 2428.

(978) Exception CR 978

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

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height; and
- (B) Regulation 955.10.(123).

(979) Exception CR 979

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

- (A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height;
- (B) The applicable By-law in Article 950.60.1, being City of York By-law PB 2866; and
- (C) Regulation 955.10.(356).

(980) Exception CR 980

The lands subject to this exception must comply with the Regulation 955.10.(124).

(982) Exception CR 982

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.60.1., being City of York By-law 13249.

(983) Exception CR 983

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

- (A) The applicable prevailing By-law in Article 950.50.1., being City of Toronto By-law 829-2006; and
- (B) Regulation 955.10.(555).

(985) Exception CR 985

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

- (A) The applicable prevailing By-law in Article 950.50.1., being City of Toronto By-law 829-2006; and
- (B) Regulation 955.10.(553).

(986) Exception CR 986

The lands subject to this exception must comply with the Regulation 955.10.(129).

(987) Exception CR 987

The lands subject to this exception must comply with the Regulation 955.10.(130).

(988) Exception CR 988

The lands subject to this exception must comply with the Regulation 955.10.(131).

(989) Exception CR 989

The lands subject to this exception must comply with the Regulation 955.10.(132).

(995) Exception CR 995

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1990-155.

(1002) Exception CR 1002

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 66, 106, 15616, 1981-92, 1981-172 and 1982-81.

(1005) Exception CR 1005

The lands subject to this exception must comply with the Regulation 955.10.(535).

(1006) Exception CR 1006

The lands subject to this exception must comply with the Regulation 955.10.(536).

(1102) Exception CR 1102

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1992-224.

(1103) Exception CR 1103

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 8547.

(1104) Exception CR 1104

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 8547; 3883; 13717; 13882; 14362; and 14727 .

(1105) Exception CR 1105

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1987-77.

(1106) Exception CR 1106

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 3883.

(1107) Exception CR 1107

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1.,

being the former City of Etobicoke By-laws 14584 and 14828.

(1108) Exception CR 1108

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 10379; 10980; 14584; 14759; and 14828.

(1109) Exception CR 1109

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1986-248.

(1111) Exception CR 1111

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 1025 and 1972.

(1112) Exception CR 1112

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1903.

(1113) Exception CR 1113

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1793.

(1115) Exception CR 1115

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.1.1.

(1116) Exception CR 1116

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 840.

(1117) Exception CR 1117

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1986-236.

(1119) Exception CR 1119

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 13207.

(1124) Exception CR 1124

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1989-78.

(1125) Exception CR 1125

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1995-43.

(1127) Exception CR 1127

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 3228 and 1986-19.

(1129) Exception CR 1129

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being City of Toronto By-law 163-2006.

(1130) Exception CR 1130

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being City of Toronto By-law 1409-2007.

(1132) Exception CR 1132

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1978-62.

(1133) Exception CR 1133

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 4322.

(1134) Exception CR 1134

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 931 and 1077.

(1135) Exception CR 1135

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 9844 and 10130.

(1136) Exception CR 1136

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 8686 and City of Toronto By-law 483-2006.

(1138) Exception CR 1138

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 615.

(1139) Exception CR 1139

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1988-7.

(1140) Exception CR 1140

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 4168, 9844, and 1978-95..

(1141) Exception CR 1141

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 3645 and 3719.

(1142) Exception CR 1142

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 2614.

(1143) Exception CR 1143

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 12666; 13458; and 13722.

(1144) Exception CR 1144

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 1302; 8796; 12949; and 13088.

(1148) Exception CR 1148

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1989-60.

(1149) Exception CR 1149

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 1990-179.

(1150) Exception CR 1150

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (133)

(1151) Exception CR 1151

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-laws 2854 and 4323.

(1152) Exception CR 1152

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being the former City of Etobicoke By-law 939.

(1156) Exception CR 1156

The lands subject to this exception shall comply with all the following:

A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, financial institution, business and professional office, custom workshop, eating establishment, take-out eating establishment, retail store, retail service, service shop, performing arts studio, artist studio, production studio, medical centre, and personal service shop;**

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

- (i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;
- (ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;
- (iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or
- (iv) 3.0 metres from a **lot line** that abuts any other **street**; and

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

(1157) Exception CR 1157

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

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle service shop, vehicle fuel station, financial institution, medical centre, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;**

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

- (i) the greater of 21.0 metres from the centre line of Lawrence Avenue East, or 3.0 metres from a **lot line** abutting Lawrence Avenue East;
- (ii) the greater of 16.5 metres from the centre line of Midland Avenue, or 3.0 metres from a **lot line** abutting Midland Avenue; and
- (iii) 3.0 metres from a **lot line** abutting any **street** other than Lawrence Avenue East or Midland Avenue; and

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

(1158) Exception CR 1158

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

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

- (i) the greater of 21.0 metres from the centre line of Lawrence Avenue East, or 3.0 metres from a **lot line** abutting Lawrence Avenue East;
- (ii) the greater of 16.5 metres from the centre line of Midland Avenue, or 3.0 metres from a **lot line** abutting Midland Avenue; and
- (iii) 3.0 metres from a **lot line** abutting any **street** other than Lawrence Avenue East or Midland Avenue; and

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

(1160) Exception CR 1160

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955.10 (965)

(1163) Exception CR 1163

The lands subject to this exception are to comply with all the following:

(A) **Dwelling units** are only permitted above the **first floor**.

(1164) Exception CR 1164

The lands subject to this exception must comply with the Regulation 955.10.1(538).

(1165) Exception CR 1165

The lands subject to this exception must comply with the Regulation 955.10.1(537).

(1167) Exception CR 1167

The lands subject to this exception must comply with the Regulation 955.10.1(517).

(1168) Exception CR 1168

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

(A) The maximum **building setback** from the **front lot line** is 0m.

(1169) Exception CR 1169

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

(A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height.

(1170) Exception CR 1170

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

(A) Despite the uses permitted by 40.10.20, the following uses are not permitted: **dwelling unit, nursing home, seniors community house, crisis care shelter, group home, municipal shelter, retirement home, residential care home, religious residence, student residence, respite care facility, tourist home**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1171) Exception CR 1171

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

(A) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1172) Exception CR 1172

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

(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
 - (C) These lands must comply with Prevailing By-law Section 955.10.(565).
- (1174) Exception CR 1174
- The lands subject to this exception must comply with the following:
- (A) If the **lot** contains a use not permitted by this Bylaw on the date of enactment of this Bylaw, that use may remain provided that the use continues.
- (1175) Exception CR 1175
- The lands subject to this exception must comply with the following:
- (A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
 - (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
 - (C) **Dwelling units** are only permitted above the first **storey**; and
 - (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (1177) Exception CR 1177
- The lands subject to this exception must comply with the following:
- (A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (1178) Exception CR 1178
- The lands subject to this exception must comply with the following:
- (A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
 - (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (1181) Exception CR 1181
- The lands subject to this exception must comply with the following:
- (A) Despite the uses listed in 40.10.20, the only permitted uses are: **public parking** and **dwelling unit**;
 - (B) **Public parking** is a permitted use provided:
 - (i) it is only for the use of the funeral establishment at 855 Albion Road;
 - (ii) a maximum of 34 **parking spaces** are provided; and
 - (iii) a fence is erected along the property line abutting Riverdale Drive;
 - (C) **Dwelling unit** is a permitted use provided:
 - (i) it is in the form of a **detached house**; and
 - (ii) it complies with all applicable requirements for a **detached house** found in Section 10.20.

(1182) Exception CR 1182

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

(A) No setback from a **side lot line** is required for a **building** provided:

- (i) the **building** does not contain any residential uses; and
- (ii) the maximum **building** height is 2 storeys.

(1184) Exception CR 1184

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

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

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

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

(1185) Exception CR 1185

The lands subject to this exception shall comply with all the following:

(A) Prevailing By-law section 955 (968)

(1186) Exception CR 1186

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.70.1, being City of Toronto By-law 950-2005.

(1187) Exception CR 1187

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.70.1, being City of Toronto By-law 950-2005.

(1188) Exception CR 1188

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.70.1, being City of Toronto By-law 950-2005.

(1189) Exception CR 1189

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.70.1, being City of Toronto By-law 950-2005 as amended by 339-2006.

(1190) Exception CR 1190

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

(A) Despite 40.5.1.10 (2), the maximum permitted **floor space index** of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

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

(1191) Exception CR 1191

The lands subject to this exception must comply with Regulation 955.10.(348).

(1193) Exception CR 1193

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

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery, vehicle fuel station, vehicle service station, vehicle dealership, financial institution, recreation use, sports place of assembly, entertainment place of assembly, service shop, performing arts studio, artist studio, production studio, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;**

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

- (i) the greater of 18.0 metres from the centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;
- (ii) the greater of 23.0 metres from the centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Eglinton Avenue East;
- (iii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue or Eglinton Avenue East; and

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

(1194) Exception CR 1194

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

- (A) On a **lot**, a combined **retail store, manufacturing use and warehouse** is permitted subject to no more than two entrances to Jarvis Street.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(1195) Exception CR 1195

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

- (A) On a **lot**, a combined **retail store, manufacturing use and warehouse** is permitted subject to no more than two entrances to Jarvis Street.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (E)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (E)(ii), above, must be used for **soft landscaping**;
- (F) These lands must comply with Prevailing By-law Section 955.10.(565).

(1196) Exception CR 1196

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

- (A) On a **lot**, a combined **retail store, manufacturing use and warehouse** is permitted subject to no more than two entrances to Jarvis Street.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (D) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (D)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (D)(ii), above, must be used for **soft landscaping**.

(1197) Exception CR 1197

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

- (A) On a **lot**, a **hospital** is a permitted use, provided:
 - (i) the height of the **building** does not exceed 30.5 metres; and
 - (ii) an area of no less than 465 square metres is maintained as **landscaped** open space that extends along the northerly limit of Grosvenor Street for a distance of not less than 23.0 metres.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(1199) Exception CR 1199

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

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

(1200) Exception CR 1200

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

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

(1201) Exception CR 1201

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

(A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993; and
- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.

(B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993;
- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
- (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1202) Exception CR 1202

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

(A) On a **lot**, a **building** may permit any of the permitted uses listed in the CR zone, provided:

- (i) the **gross floor area** of permitted non-residential uses does not exceed 53,130 square metres; and
- (ii) for the purposes of this exception, the calculation of **gross floor area** will include any portion of the **building** located below grade that is used for the purposes of **retail stores**.

(B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

(C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

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

(E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and

(F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value

associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (E).

(1203) Exception CR 1203

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

- (A) On a **lot**, a **building** may have a height of 76.2 metres within 9.1 metres of the northerly limit of Queen Street East, provided:
- (i) no portion of the **building** within 9.1 metres of the easterly limit of Yonge Street or westerly limit of Victoria Street exceeds a height of 30.5 metres; and
 - (ii) no portion of the **building**, except for one or more structural columns, is within 3.1 metres of the easterly limit of Yonge Street or of the northerly limit of Queen Street East within the vertical distance contained between the elevation of the public sidewalk at the aforesaid limits and the elevation that is 3.1 metres above the public sidewalk at these limits.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (D) On a **lot**, a 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**;
- (E) 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
- (F) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (I) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (H) and complying with (i), (ii) and (iii) of (H).
- (J) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **education use**, **religious education use**, **post-secondary school**, **veterinary hospital**, courts of law, **passenger terminal**, **artist studio**, **production studio**, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **cabaret**, **nightclub**, **retail store**, funeral establishment, **day nursery**, **place of worship**, **private school**, public or separate school, **place of assembly**, or **ancillary showroom**; and

- (K) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (J).
- (L) On a **lot**, **public parking** is not a permitted use.

(1204) Exception CR 1204

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

- (A) On a **lot**, an **entertainment place of assembly** is a permitted use.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).

(1205) Exception CR 1205

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

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1206) Exception CR 1206

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

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities,

not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.

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

(1207) Exception CR 1207

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

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (E) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (F) For the purposes of (D) and (E) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(1208) Exception CR 1208

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

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1209) Exception CR 1209

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

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot**, a **building** may exceed 1.5 times the area of the **lot** by 0.5 FSI if the area of the **lot** if the **lot area** is less than 139.35 square metres.
- (C) On a **lot**, a clinic, **eating establishment**, **take-out eating establishment**, **personal service shop**, **recreation use**, **retail service**, **pet services**, **laboratory**, **production studio**, **club**, **recreation use**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **vehicle dealership**, **funeral home**, **veterinary hospital**, and **holistic centre** is not a permitted use.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).

(1210) Exception CR 1210

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

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(1211) Exception CR 1211

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

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(1212) Exception CR 1212

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

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club,**

museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret and courts of law; and

- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(1213) Exception CR 1213

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

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) On a **lot**, a **recreation use** is not a permitted use.

(1214) Exception CR 1214

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

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(1215) Exception CR 1215

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

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

January 31, 1976.

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

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

(1216) Exception CR 1216

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

(A) On a **lot**, a **seniors community house** is a permitted use, if:

(i) the **gross floor area** of the **building** does not exceed 9,653 square metres.

(1217) Exception CR 1217

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

(A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.

(1218) Exception CR 1218

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

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

(B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1219) Exception CR 1219

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

(A) On a **lot**, **club** is a permitted use if

(i) the **floor space index** of non-residential uses does not exceed 3.0;

(ii) the height of the **building** does not exceed 14.0 metres.

(1220) Exception CR 1220

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

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

(1221) Exception CR 1221

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

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

(B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and

(C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

(1222) Exception CR 1222

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

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

(B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

(C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

(D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**; and

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1223) Exception CR 1223

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

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

(1224) Exception CR 1224

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

- (A) On a **lot**, design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1225) Exception CR 1225

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

- (A) On a **lot**, market gardening and a **retail store** that is a hardware shop are permitted uses if the maximum **interior floor area** of these uses on the **lot** does not exceed 200 square metres; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1226) Exception CR 1226

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

- (A) On a **lot**, a **building** supply yard, **ancillary retail store** and **open storage** are permitted uses if no extension of the **building** beyond the main **front wall** of the **building** that existed on the **lot** on July 22, 1987 has occurred.
- (B) On a **lot**, **public parking** is permitted as an **ancillary** use.

(C)

(D) On a **lot**, a **vehicle repair shop** is a permitted use at **premises** 182D St. Helen's Avenue; 186, 188 and 190 St. Helen's Avenue, 75 Perth Avenue; 229A Sterling Road being the Sterling Road frontages of **premises** 1405 Bloor Street West.

(E) On a **lot**, **open storage** is not a permitted use.

(F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1227) Exception CR 1227

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

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

(1228) Exception CR 1228

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

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

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

(C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1229) Exception CR 1229

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

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

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

(C) On a **lot**, a **vehicle repair shop** is a permitted use at **premises** 182D St. Helen's Avenue; 186, 188 and 190 St. Helen's Avenue, 75 Perth Avenue; 229A Sterling Road being the Sterling Road frontages of **premises** 1405 Bloor Street West.

(D) On a **lot**, **open storage** is not a permitted use.

(1230) Exception CR 1230

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

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

(1231) Exception CR 1231

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

(A) On a **lot**, a medical and professional office **building** is a permitted use provided:

(i) the **lot coverage** does not exceed 50%;

(ii) the **building** height does not exceed 10.7 metres;

(iii) the **front yard setback** of the **building** is not less than 9.1 metres;

(iv) the east **side yard setback** of the **building** is not less than 6.4 metres;

(v) parking is provided on the **lot** at a rate of 1 **parking space** for every 46 square metres of **interior floor area**; and

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

(1232) Exception CR 1232

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

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

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

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

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

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

(1233) Exception CR 1233

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1234) Exception CR 1234

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) On a **lot, an eating establishment, take-out eating establishment, club, recreation use, amusement arcade**, or billiard or pool room, are not permitted uses.

(1235) Exception CR 1235

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

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

(1236) Exception CR 1236

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

- (D) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1237) Exception CR 1237

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

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

(1238) Exception CR 1238

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (D) On a **lot**, a **tourist home** is a permitted use; and
- (E) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1239) Exception CR 1239

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

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

(1240) Exception CR 1240

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

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

use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; and
- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1241) Exception CR 1241

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

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

(1242) Exception CR 1242

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; and
- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (D) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1243) Exception CR 1243

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; and
- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (D) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for

the **building** on the **lot**..

- (E) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (F) and complying with (i), (ii) and (iii) of (F).

(1244) Exception CR 1244

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot** with a **lot frontage** less than 4.57 metres, an **ancillary building** or **structure** is not permitted.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1245) Exception CR 1245

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

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

(1246) Exception CR 1246

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

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

use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) On a **lot, an eating establishment, take-out eating establishment, club, recreation use, amusement arcade**, or billiard or pool room, are not permitted uses.

(1247) Exception CR 1247

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio**, and an **ancillary showroom** are not permitted uses.
- (D) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership**, and a **vehicle washing establishment** are not permitted uses.
- (E)

(1248) Exception CR 1248

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) On a **lot, a building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1249) Exception CR 1249

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

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

place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;

- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (C) in a **building** or **structure** that is on a **lot**;
- (E) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club, recreation use, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (F) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (G) in a **building** or **structure** that is on a **lot**;
- (I) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (J) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.

(1250) Exception CR 1250

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(1251) Exception CR 1251

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

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

January 31, 1976.

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

(1252) Exception CR 1252

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

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

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

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

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

(1253) Exception CR 1253

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

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

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

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

- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..

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

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

(E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

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

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

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

- (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
- ii) any portion of the **lot** located within the setback area in (G)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
- (iii) a minimum of 75% of the **landscaped** area required by (G)(ii), above, must be used for **soft landscaping**; and

(H) These lands must comply with Prevailing By-law Section 955.10.(565).

(1254) Exception CR 1254

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

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

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

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

- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the

building on the **lot**..

- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

(1255) Exception CR 1255

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

- (A) On a **lot**, a carpenter's shop is a permitted use, if:
- (i) the use is wholly enclosed; and
 - (ii) the **interior floor area** of the use does not exceed 65 square metres.

(1256) Exception CR 1256

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

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

(1257) Exception CR 1257

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

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

(1258) Exception CR 1258

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

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
- (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
 - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and

- (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, a **tourist home** is a permitted use; and
- (E) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1259) Exception CR 1259

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

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

(1260) Exception CR 1260

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

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
 - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
 - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
 - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) On a **lot**, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1261) Exception CR 1261

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (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 Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) On a **lot**, a **nursing home, residential care home, retirement home**, or seniors' community house is a

permitted use.

(1262) Exception CR 1262

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

- (A) On a **lot**, non-retail commercial uses are permitted if it is located in a **building** that existed on May 30, 1983.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1263) Exception CR 1263

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

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

(1264) Exception CR 1264

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

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

(1265) Exception CR 1265

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

- (A) On a **lot**, a medical centre with offices for doctors, an operating room and **laboratory** facilities is a permitted use provided:
 - (i) the **building** or **structure** does not exceed the **gross floor area** that was permitted by By-law 18642, as amended to March 23, 1954; and
 - (ii) the **building, structure**, and the use of the land complies in all other respects with By-law 18642, as amended.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1266) Exception CR 1266

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

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(1267) Exception CR 1267

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

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

- (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.

(1268) Exception CR 1268

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

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

(1269) Exception CR 1269

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

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

(1270) Exception CR 1270

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

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

continue to be a permitted use, so long as:

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

(D) On a **lot**, the main pedestrian entrance access to any non-residential use must be from King Street West.

(E) On a **lot**, **public parking** is not a permitted use.

(1271) Exception CR 1271

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

(A) On a **lot**, a permitted **manufacturing use** has a parking rate of:

- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
- (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and

(B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
- (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

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

(D) On a **lot**, **public parking** is not a permitted use.

(1272) Exception CR 1272

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

(A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

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

(B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:

- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
- (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

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

(1273) Exception CR 1273

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

(A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

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

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

(1274) Exception CR 1274

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

(A) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:

- (i) the use is within a wholly enclosed **building**; and
- (ii) there is no outdoor storage of raw materials associated with these uses.

(1276) Exception CR 1276

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

- (A) On a **lot**, a billiard hall, open air market, and **club** are not permitted uses;
- (B) On a **lot**, E zone uses are permitted in the CR zone, other than **vehicle repair shop**, builder's supply yard, fabricated metal manufacturing, and **contractor's establishment**; and
- (C) All permitted non-residential uses do not exceed a **floor space index** of 2.0.

(1277) Exception CR 1277

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

- (A) On a **lot**, in addition to the uses permitted in the zone, a **dwelling unit** in an **apartment building** is also permitted.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1278) Exception CR 1278

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

- (A) On a **lot**, in addition to the uses permitted in the zone, a **dwelling unit** in an **apartment building** is also permitted.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

(1279) Exception CR 1279

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

- (A) On a **lot**, a **financial institution** is a permitted use provided the **floor space index** of the **building** does not exceed 1.0.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4); and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1280) Exception CR 1280

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

- (A) On a **lot**, a **vehicle fuel station** is a permitted use.

(1281) Exception CR 1281

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

- (A) On a **lot**, an office, charitable institution, **education use**, **eating establishment**, **take-out eating establishment**, public or separate school is a permitted use, if the **gross floor area** does not exceed that which existed in 1981.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted;
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking. And

(D) The applicable prevailing By-law in Article 950.70.1., being the City of Toronto By-law 576-2009.

(1282) Exception CR 1282

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

- (A) On a **lot**, a **cemetery** and a **crematorium** is a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1283) Exception CR 1283

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

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(1284) Exception CR 1284

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

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
 - (i) it is located in the **basement** or on the **first floor** of a detached dwelling which such physician or dentist uses as their private residence; and
 - (ii) the principal entrance is from Bathurst **Street**.

(1285) Exception CR 1285

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

- (A) On a **lot**, a **vehicle repair shop** is a permitted use.

(1286) Exception CR 1286

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1287) Exception CR 1287

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1288) Exception CR 1288

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law; and
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1289) Exception CR 1289

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle**

service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio, and an ancillary showroom are not permitted uses.

(D) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership, and a vehicle washing establishment** are not permitted uses.

(E)

(1290) Exception CR 1290

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the maximum **interior floor area** used for a **nightclub, club, recreation use, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (D) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1291) Exception CR 1291

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1292) Exception CR 1292

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (C) in a **building** or **structure** that is on a **lot**;
- (E) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club**, **recreation use**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (F) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (G) in a **building** or **structure** that is on a **lot**;
- (I) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (J) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.

(1293) Exception CR 1293

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1294) Exception CR 1294

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (C) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (D) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **recreation use**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1295) Exception CR 1295

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (C) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (D) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **recreation use**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and

the **front lot line**.

- (E) On a **lot**, the minimum **front yard setback** is 6.0 metres; and
- (F) no **vehicle** may be parked within 6.0 metres of the **front lot line**.

(1296) Exception CR 1296

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (C) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (D) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, recreation use, entertainment place of assembly, eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (E) On a **lot**, the minimum **front yard setback** is 2.0 metres; and
- (F) no **vehicle** may be parked within 2.0 metres of the **front lot line**.

(1297) Exception CR 1297

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(1298) Exception CR 1298

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

- (B) On a **lot**, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1299) Exception CR 1299

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, the 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
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1300) Exception CR 1300

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (C) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except

premises 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.
- (D) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.

(1301) Exception CR 1301

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, an **eating establishment** or a **take-out eating establishment** is not a permitted use.

(1302) Exception CR 1302

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(1303) Exception CR 1303

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and
- (E) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot**

or within 300 metres of the **lot** in a defined parking facility permitted in the area.

(1304) Exception CR 1304

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

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1305) Exception CR 1305

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

- (A) On a **lot**, a use that exists since July 26, 1994 is a permitted use;
- (B) Where an addition to a use in (A) is made, the **gross floor area** of the addition may increase by an amount 25 percent greater than what was lawfully established on the **lot** on July 20, 1993; and
- (C) In the case of the replacement of the existing **building**, Clause 700.20 shall apply for any use that existed other than a residential use.
- (D) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (E) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.
- (F) On a **lot**, a **retail store**, a **vehicle fuel station**, and a **vehicle service shop** are the only permitted uses.

(1306) Exception CR 1306

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

- (A) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.

(1307) Exception CR 1307

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

- (A) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.
- (C) On a **lot**, a **retail store**, a **vehicle fuel station**, and a **vehicle service shop** are the only permitted uses.

(1308) Exception CR 1308

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

- (A) On a **lot**, service, maintenance and repair facility of a public **transportation use** is permitted.

(1309) Exception CR 1309

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

- (A) On a **lot**, a **building** containing office use is permitted to exceed the maximum **floor space index** established by the zone, provided:

- (i) the excess **gross floor area** is not greater than the total of the floor areas of the second and third storeys of the office **building** above grade; and
 - (ii) the use of the second and third storeys of the office **building** are used exclusively for **vehicle** parking.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (G) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1310) Exception CR 1310

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

- (A) On a **lot**, an institutional use is a permitted use, if the **floor space index** does not exceed 7.8.
- (B) Lands known as 72, 74 Elm Street, 674 Bay Street, 85 and 87 Walton Street shall be considered one **lot** for the purposes of this By-law.

(1311) Exception CR 1311

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

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

(1312) Exception CR 1312

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in

Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (I) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (H) and complying with (i), (ii) and (iii) of (H).
- (J) On a **lot, public parking** is not a permitted use.

(1313) Exception CR 1313

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the

street for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).

(I) On a **lot, public parking** is not a permitted use.

(1314) Exception CR 1314

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot, public parking** is not a permitted use.

(1315) Exception CR 1315

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, the **building** shall be setback a minimum of 7.5 metres to a maximum of 9.5 metres from a **front lot line** or **side lot line** abutting Bay Street for a height of between 3.0 metres and 6.0 metres;
- (D) a maximum of 25% of the **main wall** of the **building** facing a **front lot line** or **side lot line** abutting Bay Street may be located more than 9.5 metres from a **front lot line**;

- (E) subject to (C) and (D), no portion of the **building** above grade may be located closer than 4.5 metres from the **front lot line** or **side lot line** abutting Bay Street; and
- (F) a clear width, free of obstructions including pillars and supports, of not less than 3.0 metres is provided between the **main wall** of the **building** and the **main wall** of the **building** described in (A) and (B) and the setback lined referred to in (E).
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and
- (H) These lands must comply with Prevailing By-law Section 955.10.(565).

(1316) Exception CR 1316

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, the **building** shall be setback a minimum of 7.5 metres to a maximum of 9.5 metres from a **front lot line** or **side lot line** abutting Bay Street for a height of between 3.0 metres and 6.0 metres;
- (D) a maximum of 25% of the **main wall** of the **building** facing a **front lot line** or **side lot line** abutting Bay Street may be located more than 9.5 metres from a **front lot line**;
- (E) subject to (C) and (D), no portion of the **building** above grade may be located closer than 4.5 metres from the **front lot line** or **side lot line** abutting Bay Street; and
- (F) a clear width, free of obstructions including pillars and supports, of not less than 3.0 metres is provided between the **main wall** of the **building** and the **main wall** of the **building** described in (A) and (B) and the setback lined referred to in (E).
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (I) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (H) and complying with (i), (ii) and (iii) of (H); and
- (J) These lands must comply with Prevailing By-law Section 955.10.(565).

(1317) Exception CR 1317

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

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

- (C) On a **lot**, the **building** shall be setback a minimum of 7.5 metres to a maximum of 9.5 metres from a **front lot line** or **side lot line** abutting Bay Street for a height of between 3.0 metres and 6.0 metres;
- (D) a maximum of 25% of the **main wall** of the **building** facing a **front lot line** or **side lot line** abutting Bay Street may be located more than 9.5 metres from a **front lot line**;
- (E) subject to (C) and (D), no portion of the **building** above grade may be located closer than 4.5 metres from the **front lot line** or **side lot line** abutting Bay Street; and
- (F) a clear width, free of obstructions including pillars and supports, of not less than 3.0 metres is provided between the **main wall** of the **building** and the **main wall** of the **building** described in (A) and (B) and the setback lined referred to in (E).
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (I) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (H) and complying with (i), (ii) and (iii) of (H).

(1318) Exception CR 1318

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, the **building** shall be setback a minimum of 7.5 metres to a maximum of 9.5 metres from a **front lot line** or **side lot line** abutting Bay Street for a height of between 3.0 metres and 6.0 metres;
- (D) a maximum of 25% of the **main wall** of the **building** facing a **front lot line** or **side lot line** abutting Bay Street may be located more than 9.5 metres from a **front lot line**;
- (E) subject to (C) and (D), no portion of the **building** above grade may be located closer than 4.5 metres from the **front lot line** or **side lot line** abutting Bay Street; and
- (F) a clear width, free of obstructions including pillars and supports, of not less than 3.0 metres is provided between the **main wall** of the **building** and the **main wall** of the **building** described in (A) and (B) and the setback lined referred to in (E).
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1319) Exception CR 1319

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a

recreation use and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

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

(D) These lands must comply with Prevailing By-law Section 955.10.(565).

(1320) Exception CR 1320

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

(A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

(i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

(B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

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

(D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.

(1321) Exception CR 1321

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

(A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

(i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

(B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

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

(D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.

(E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:

(i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;

(ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).

(1322) Exception CR 1322

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

(A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

(i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

(B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).

(1323) Exception CR 1323

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.

(1324) Exception CR 1324

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

(1325) Exception CR 1325

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

(1326) Exception CR 1326

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club,**

museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret and courts of law; and

- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (G) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (F).

(1327) Exception CR 1327

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

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

(1328) Exception CR 1328

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).

(1329) Exception CR 1329

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).

(1330) Exception CR 1330

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) On a **lot**, surface **public parking** is not a permitted use.

(1331) Exception CR 1331

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship,**

- private school**, public or separate school, **place of assembly**, or **ancillary showroom**; and
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (C).

(1332) Exception CR 1332

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

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).

(1333) Exception CR 1333

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

- (A) Lands known as 72, 74 Elm Street, 674 Bay Street, 85 and 87 Walton Street shall be considered one **lot** for the purposes of this By-law; and
- (B) These lands must comply with Prevailing By-law Section 955.10.(565).

(1334) Exception CR 1334

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

- (A) On a **lot**, a **crisis care shelter** or **municipal shelter** for women is a permitted use.

(1335) Exception CR 1335

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

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1336) Exception CR 1336

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

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1337) Exception CR 1337

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

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1338) Exception CR 1338

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

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(1339) Exception CR 1339

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

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.

- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1341) Exception CR 1341

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

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1342) Exception CR 1342

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

- (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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).

- (G) On a **lot**, **public parking** is not a permitted use.
- (H) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1344) Exception CR 1344

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

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1345) Exception CR 1345

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

- (A) On a **lot**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1346) Exception CR 1346

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

- (A) On a **lot**, parking for the permitted uses shall be provided on the **lot**, provided:
 - (i) no **parking space** is within 6.0 metres of the **lot line** abutting Shuter Street;
 - (ii) an minimum of 3 **parking spaces** for every 4 **dwelling units** are provided.

For the purposes of this provision, the area that this exception pertains to shall be considered to be one **lot**.

- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

(1347) Exception CR 1347

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

- (A) On a **lot**, a **building** containing office use is permitted up to a maximum **floor space index** of 8.75.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(1348) Exception CR 1348

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

- (A) On a **lot**, a steam generating plant associated with the Toronto General **Hospital**, The **Hospital** for Sick Children, the Mount Sinai **Hospital**, Women's College **Hospital**, Charles H. Best Institute, the Faculty of Dentistry, University of Toronto, Toronto Institute of Medical Technology, Laughlen Lodge, Toronto and The Nightingale School of Nursing is a permitted use provided the height of the smoke stack of the plant does not exceed 140 metres.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and
- (E) These lands must comply with Prevailing By-law Section 955.10.(565).

(1349) Exception CR 1349

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

- (A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or

less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
- (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1350) Exception CR 1350

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

- (A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

(1351) Exception CR 1351

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

- (A) On a **lot**, a **building** containing office use is permitted provided:
 - (i) the height of the **building** does not exceed 11.0 metres;
 - (ii) the **front yard setback** of the **building** is not less than 9.0 metres;
 - (iii) the minimum **soft landscaped** open space is 220 square metres;
 - (iv) a minimum of 7 **parking spaces** are provided on the **lot**; and
 - (v) no **vehicle** access to or from the **lot** is provided from Glengarry Avenue

(1352) Exception CR 1352

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

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

(1353) Exception CR 1353

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

- (A) On a **lot**, a **hospital** is a permitted use provided the total **gross floor area** for the principle use and **ancillary** uses that existed on July 24, 1979 is not exceeded.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

- (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.

(1354) Exception CR 1354

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

- (A) On a **lot**, an **education use** by George Brown College is a permitted use provided the **floor space index** of the **building** does not exceed 3.5.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1355) Exception CR 1355

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

- (A) On a **lot**, an **education use** is a permitted use in a portion of the first or second **storey** of a **building** that existed on the **lot** in 1978.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1356) Exception CR 1356

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

- (A) On a **lot**, an **apartment building** or a **non-residential building**, or a mixed use **building** is permitted, provided:
 - (i) an **apartment building** does not contain more than 343 **dwelling units**; or
 - (ii) a **non-residential building** has a **floor space index** that does not exceed 2.0; or
 - (iii) a mixed use **building** does not exceed 55,417 square metres in **gross floor area**, does not contain more than 343 **dwelling units** and the non-residential portion does not exceed a **floor space index** of 2.0.
- (B) On a **lot**, a **building** may have a height of 76.2 metres, provided:
 - (i) for the aggregate length of the frontage along Carlton Street of 99.0 metres, the height of the **building** does not exceed 23.0 metres;
 - (ii) for the aggregate length of a line parallel and 25.3 metres north of the northerly limit of Granby Street, the height of the **building** does not exceed 12.0 metres.
- (C) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).

(1357) Exception CR 1357

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

- (A) On a **lot**, a **building** containing only commercial uses is permitted, if the maximum commercial **gross floor area** does not exceed 6.5 FSI.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1358) Exception CR 1358

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

- (A) On a **lot**, a **building** containing only commercial uses is permitted, if the maximum commercial **gross floor area** does not exceed 6.5 FSI.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1359) Exception CR 1359

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

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
- (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **interior floor area** used for a **nightclub, club, recreation use, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (E) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (F) On a **lot**, **public parking** is a permitted use.

(1360) Exception CR 1360

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

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (E) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (F) On a **lot**, **public parking** is a permitted use.

(1361) Exception CR 1361

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

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (D) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (E) On a **lot**, **public parking** is a permitted use.

(1362) Exception CR 1362

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

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (D) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (E) On a **lot**, **public parking** is a permitted use.

(1363) Exception CR 1363

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

- (A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** are permitted uses, provided:
 - (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
 - (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
 - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
 - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club**, **place of assembly**, **community centre**, and **financial institution**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1364) Exception CR 1364

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

- (A) On a **lot, retail store, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** are permitted uses, provided:
 - (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
 - (ii) the principle entrance to the use is located on a **building wall** that is within an 85 degree angle of the **front lot line**;
 - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
 - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(1365) Exception CR 1365

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

- (A) On a **lot, apartment buildings** are a permitted use provided:
 - (i) the **lot coverage** does not exceed 30%; and
 - (ii) a minimum of 1 **parking space** is provided for each three **dwelling units** in the **apartment building**.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (C) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1366) Exception CR 1366

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

- (A) On a **lot, a hospital** is a permitted use, provided:
 - (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** that existed on the **lot** on March 31, 1979;
 - (ii) the height of the **building** does not exceed 18.0 metres;
 - (iii) the amount of **landscaped** open space that existed on the **lot** on March 31, 1979 is not reduced.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

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

(1367) Exception CR 1367

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

(A) On a **lot**, a **building** may exceed 1.5 times the area of the **lot** by 0.5 FSI if the area of the **lot** if the **lot area** is less than 139.35 square metres.

(B) On a **lot**, a clinic, **eating establishment**, **take-out eating establishment**, **personal service shop**, **recreation use**, **retail service**, **pet services**, **laboratory**, **production studio**, **club**, **recreation use**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **vehicle dealership**, **funeral home**, **veterinary hospital**, and **holistic centre** is not a permitted use.

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

(1368) Exception CR 1368

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

(A) On a **lot** zoned R (x5), the maximum **building length** is 14.0 metres.

(1369) Exception CR 1369

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

(A) On a **lot** zoned R (x5), the maximum **building length** is 14.0 metres.

(B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

(C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

(D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(1370) Exception CR 1370

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

(A) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store**, **retail service**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** .

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

(C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery** , **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:

(i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;

(ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(1371) Exception CR 1371

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (C) On or between the odd numbered addresses of 5-9 St Joseph Street, the even numbered addresses of 606-618 Yonge Street and 11, 19, and 25 Nicholas Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1201-2009, as amended.

(1372) Exception CR 1372

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot**, an **eating establishment, take-out eating establishment, club, recreation use, amusement arcade**, or billiard or pool room, are not permitted uses.

(1373) Exception CR 1373

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot**, an **eating establishment, take-out eating establishment, club, recreation use, amusement arcade**, or billiard or pool room, are not permitted uses.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1374) Exception CR 1374

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot**, an **eating establishment, take-out eating establishment, club, recreation use, amusement arcade**, or billiard or pool room, are not permitted uses.
- (C) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1375) Exception CR 1375

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot**, an **eating establishment, take-out eating establishment, club, recreation use, amusement arcade**, or billiard or pool room, are not permitted uses.
- (C) On a **lot**, a **recreation use** is not a permitted use.

(1376) Exception CR 1376

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio**, and an **ancillary showroom** are not permitted uses.
- (C) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership**, and a

vehicle washing establishment are not permitted uses.

(D)

(1377) Exception CR 1377

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the maximum **gross floor area** for commercial purposes is 1,622 square metres.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot**, a **recreation use** is not a permitted use.

(1378) Exception CR 1378

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) 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
- (C) on a **lot**, an **eating establishment** is a permitted use, subject to the conditions that no single **eating establishment** may exceed 200 square metres in **interior floor area** and the total of all **eating establishments** on the **lot** cannot exceed 400 square metres in **gross floor area**.
- (D) On a **lot**, a **recreation use** is not a permitted use.

(1379) Exception CR 1379

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

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

(1380) Exception CR 1380

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1381) Exception CR 1381

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

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

(1382) Exception CR 1382

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

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

(1383) Exception CR 1383

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

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

(1384) Exception CR 1384

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a vehicle fuel station, vehicle service shop, or vehicle washing establishment** is not a permitted use if the **front lot line** setback is greater than 1.5 metres.
- (C) On a **lot, a building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

(1385) Exception CR 1385

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot**, the maximum **interior floor area** used for a **nightclub, club, recreation use, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (C) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1386) Exception CR 1386

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot**, the maximum **interior floor area** used for a **nightclub, club, recreation use, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (C) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place**

of worship, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1387) Exception CR 1387

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

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

(1388) Exception CR 1388

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

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot, a building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1389) Exception CR 1389

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

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

- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, **vehicle dealership**, or **public parking** is not a permitted use.

(1390) Exception CR 1390

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**; and
- (C) the lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being 180-2005, as amended; and
- (D) These lands must comply with Prevailing By-law Section 955.10.(565).

(1391) Exception CR 1391

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C); and
- (E) the lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being 180-2005, as amended.

(1392) Exception CR 1392

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (F) If a **lot** is located in a commercial-residential zone category:
- (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (F)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (F)(ii), above, must be used for **soft landscaping**.

(1393) Exception CR 1393

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

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.

(1394) Exception CR 1394

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

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot, a retail store, retail service, financial institution, eating establishment, take-out eating establishment, drive-in eating establishment, tailoring shop, dry cleaning shop, personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle dealership, public parking, hotel, funeral home, veterinary hospital, clinic, holistic centre, education use, production studio, entertainment place of assembly, ancillary showroom, or commercial bakery** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1395) Exception CR 1395

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

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1396) Exception CR 1396

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

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (C) in a **building** or **structure** that is on a **lot**;

- (E) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club, recreation use, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (F) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (G) in a **building or structure** that is on a **lot**;
- (I) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (J) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.

(1397) Exception CR 1397

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a retail store, eating establishment, or take-out eating establishment** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1398) Exception CR 1398

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a retail store, financial institution, tailoring shop, retail service, dry cleaning shop, personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, public parking, hotel, funeral home, adult education school, veterinary hospital, clinic, holistic centre, education use, production studio, entertainment place of assembly, or commercial bakery** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1399) Exception CR 1399

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (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 Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1400) Exception CR 1400

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (B) in a **building or structure** that is on a **lot**;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club, recreation use, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the

area or on the **lot**; and

- (E) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (F) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (F) in a **building** or **structure** that is on a **lot**;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (I) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.

(1401) Exception CR 1401

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(1402) Exception CR 1402

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(1403) Exception CR 1403

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres.

(1404) Exception CR 1404

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On a **lot**, a **recreation use** is not a permitted use.

(1405) Exception CR 1405

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

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

(1406) Exception CR 1406

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres.

(1407) Exception CR 1407

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (C) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1408) Exception CR 1408

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

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

(1409) Exception CR 1409

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

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

(1410) Exception CR 1410

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

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

(1411) Exception CR 1411

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

- (A) On a **lot**, the maximum **interior floor area** used for a **bake shop, club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a **bake shop, club, amusement arcade, place of assembly, recreation use, entertainment place of assembly, eating establishment, or take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1412) Exception CR 1412

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

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **recreation use**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (D) On a **lot**, the minimum **front yard setback** is 5.5 metres; and
- (E) no **vehicle** may be parked within 5.5 metres of the **front lot line**; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1413) Exception CR 1413

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

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **recreation use**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (D) On a **lot**, the minimum **front yard setback** is 6.0 metres; and
- (E) no **vehicle** may be parked within 6.0 metres of the **front lot line**; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1414) Exception CR 1414

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

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, recreation use, entertainment place of assembly, eating establishment, or take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.

(1415) Exception CR 1415

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

- (A) On a **lot**, the minimum **front yard setback** is 6.0 metres; and
- (B) no **vehicle** may be parked within 6.0 metres of the **front lot line**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1416) Exception CR 1416

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

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

(1417) Exception CR 1417

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

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1418) Exception CR 1418

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

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

(1419) Exception CR 1419

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

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may

penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1420) Exception CR 1420

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

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(1421) Exception CR 1421

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

- (A) On a **lot**, a bake shop, **club**, **eating establishment**, and **take-out eating establishment** are not permitted uses.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1422) Exception CR 1422

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

- (A) On a **lot**, the maximum **interior floor area** used for an **amusement arcade**, **recreation use**, **eating establishment**, or any combination of these uses is 400 square metres.

(1423) Exception CR 1423

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

- (A) On a **lot**, a **custom workshop**, **laboratory**, artist's studio, **production studio**, printing establishment, **club**, **art gallery**, **amusement arcade**, **hotel**, recreational use, **tourist home**, funeral establishment, **education use**, **veterinary hospital**, **holistic centre**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle dealership**, **vehicle service shop**, **eating establishment**, **take-out eating establishment**, **retail store**, **personal service shop**, **retail service**, **pet services**, **service shop**, and software development processing are not permitted uses.
- (B) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1424) Exception CR 1424

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

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use

building may not be closer than 0.3 metres to the **front lot line**.

(1425) Exception CR 1425

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

- (A) On a **lot**, a clinic, **eating establishment**, **take-out eating establishment**, **personal service shop**, **pet services**, **laboratory**, **production studio**, **club**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **funeral home**, **veterinary hospital**, **recreation use**, **retail service**, **retail store**, **vehicle dealership** or **holistic centre** is not a permitted use.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1426) Exception CR 1426

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

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1427) Exception CR 1427

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

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.
- (C) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a

building must be used for non-residential uses permitted by the zone.

(1429) Exception CR 1429

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

(A) On a **lot**, an **eating establishment** or a **take-out eating establishment** is not a permitted use.

(1430) Exception CR 1430

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

(A) On a **lot**, an **eating establishment** or a **take-out eating establishment** is not a permitted use.

(1431) Exception CR 1431

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

(A) On a **lot**, **dwelling units** in an **apartment building**, **tourist home**, **club**, golf course, **art gallery**, **entertainment place of assembly**, post office, library, **retail store**, **pet services**, **take-out eating establishment**, **personal service shop**, **retail store**, **eating establishment**, **service shop**, **holistic centre**, **artist studio**, **performing arts studio**, office, **public parking**, **park**, and **ancillary showroom** are the only permitted uses.

(1432) Exception CR 1432

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

(A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

(B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

(C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(1433) Exception CR 1433

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

(A) On a **lot**, the maximum **interior floor area** used for a **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **recreation use** or any combination with these uses exceed 200 square metres; and

(B) an **eating establishment** must provide a minimum of 1 **parking space** for every 33 square metres of **interior floor area**, either on the **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

(1434) Exception CR 1434

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

(A) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, **vehicle dealership**, and **public parking** are not permitted uses.

(1435) Exception CR 1435

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

(A) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.

(1437) Exception CR 1437

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

(A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.

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

(C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(1438) Exception CR 1438

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

- (A) On a **lot**, the maximum **interior floor area** used for a **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment** or any combination with these uses is 300 square metres.
- (B) **Premises** 628 Bloor Street West, the maximum **interior floor area** used for an **eating establishment** is 440 square metres; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1439) Exception CR 1439

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

- (A) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or a **recreation use** is not permitted, unless:
 - (i) the lot's **front lot line** is on College Street;
 - (ii) the use is located at or above grade on the ground floor of the **building** only;
 - (iii) the aggregate area of all operable windows and doors located in any ground floor wall facing a **street** other than College Street is not greater than 3.3 square metres, except to the extent a greater area is required by the Ontario **Building Code**, as amended; and
 - (iv) a patio, if any, is located between the main **front wall** of the **building** where the use is located and the **front lot line** of the **lot** or between the main side wall facing the **side lot line** of the same **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**; and
- (B) on a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment, recreation use** or any combination of these uses is 300 square metres.

(1440) Exception CR 1440

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

- (A) On a **lot**, **public parking** is not a permitted use.

(1441) Exception CR 1441

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

- (A) On a **lot**, the maximum **interior floor area** used for a **retail store** pertaining to baked goods, **club, entertainment place of assembly, recreation use, place of assembly, eating establishment, or take-out eating establishment** is 150 square metres and there is only one of these uses in the **building** or **structure**.

(1442) Exception CR 1442

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

- (A) On **lots** fronting onto Markham Street, between Lennox Street and Bloor Street West, despite 40.10.20, on a **lot** the only permitted uses are: an **art gallery, artist studio, retail store** involving the sale of artist's supplies, books, picture frames, antiques, stationery, decorator's supplies, fabrics, jewellery or perfume, **eating establishment**, a school for the performing arts, **personal service shop** and a interior decorator's studio;
- (B) On **lots** fronting onto Markham Street, between Lennox Street and Bloor Street West, a residential use is permitted provided it is not combined with another use.
- (C) On **lots** fronting onto Markham Street, between Lennox Street and Bloor Street West no more than two

dwelling units in the upper portion of a **building** are used for the purpose of any use permitted in (A); and

- (D) a use that is **ancillary** to any of the uses permitted in (A) or (B)
- (E) On **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West, access only to uses permitted under the R zone is permitted.
- (F) Despite 40.10.20, on **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West the only permitted uses are: an **art gallery**, **artist studio**, and **retail store** involving the sale of artist's supplies, books, picture frames, antiques, stationery, decorator's supplies, fabrics, jewellery or perfume is a permitted use;
- (G) On **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West uses permitted under the R zone, provided the **building** or **structure** used for such purpose is not used for any other purpose;
- (H) On **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West no more than two **dwelling units** in the upper portion of a **building** are used for the purpose of any use permitted in (F); and
- (I) a use that is **ancillary** to any of the uses permitted in (F) or (G).
- (J) On a **lot** on the east side of Markham Street, between Bloor Street West and Lennox Street., storage of **vehicles** is permitted, provided
 - (i) the **lot** is fenced and **soft landscaped** within the required yard setback areas;
 - (ii) no **building**, other than one attendants shelter not exceeding one **storey** or 5.0 square metres in area;
 - (iii) no **vehicle** is stored closer than 6.0 metres to a **residential building** or 2.0 metres from any **lot line**; and
 - (iv) no gasoline pump or service equipment is located on the **lot**.
- (K) On a **lot**, the maximum **interior floor area** used for a **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment** or any combination with these uses is 300 square metres.
- (L) **Premises** 628 Bloor Street West, the maximum **interior floor area** used for an **eating establishment** is 440 square metres.

(1443) Exception CR 1443

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

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, **dwelling units** in an **apartment building**, **fourplex**, **triplex**, **duplex**, **townhouse**; rooming house, **student residence**, **club**, **community centre**, **public school**, **private school**, **amusement arcade**, **art gallery**, library, **museum**, **place of assembly**, **post-secondary school**, **hospital**, clinic, **recreation use**, **retail service**, **hotel**, **education use**, **place of worship**, **religious education use**, **software development and processing**, **eating establishment**, **take-out eating establishment**, **production studio**, **laboratory**, **vehicle dealership**, **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, **service shop**, **holistic centre**, **funeral home**, and **public parking** are not permitted uses; and
- (C) Despite 40.10.20.100 (18) **dwelling units** are only permitted in a **detached house** or **semi-detached house**.

(1444) Exception CR 1444

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

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1445) Exception CR 1445

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

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and
- (D) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot**

or within 300 metres of the **lot** in a defined parking facility permitted in the area.

- (E) **Premises** 245 Eglinton Avenue East, the maximum **interior floor area** of a **building** used for an **eating establishment, take-out eating establishment** or any combination of these uses is 795 square metres located on the ground floor of the **building** adjacent to Mount Pleasant Road; and
- (F) **Premises** 245 Eglinton Avenue East, a minimum of 3 **parking space** for every 100 square metres of **interior floor area** is provided within the principal **building**.

(1446) Exception CR 1446

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

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(1447) Exception CR 1447

(1448) Exception CR 1448

(1449) Exception CR 1449

(1450) Exception CR 1450

(1451) Exception CR 1451

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1452) Exception CR 1452

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating**

establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

(1453) Exception CR 1453

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (C) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(1454) Exception CR 1454

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(1455) Exception CR 1455

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(1456) Exception CR 1456

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) On a **lot, a building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure**

that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1457) Exception CR 1457

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**; and
- (D) These lands must comply with Prevailing By-law Section 955.10.(565).

(1458) Exception CR 1458

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) On lands zoned E near Geary Avenue, other than 1377 Dufferin Street and 208 Geary Avenue, a **vehicle fuel station, vehicle service shop, vehicle repair shop, vehicle washing establishment, public parking, vehicle depot, open storage, building** supply yard, **contractor's establishment, eating establishment, or take-out eating establishment** are not permitted uses.
- (E) On **premises** 1377 Dufferin Street and 208 Geary Avenue, **open storage, building** supply yard, or **contractor's establishment** are not permitted uses.

(1459) Exception CR 1459

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) **Premises** 49 to 75 Mutual Street inclusive, no part of a **building** may penetrate the height limit created by an **angular plane** projected at a 70 degree angle over the **lot**, at an elevation of 6.0 metres along the entire length of a **lot line** abutting a **lane** along the **rear lot line**;
- (E) **Premises** 49 to 75 Mutual Street inclusive, the minimum **front yard setback** is 3.0 metres; and
- (F) **Premises** 49 to 75 Mutual Street inclusive, the maximum permitted height of a **building** is 27.0 metres.
- (G) **Premises** 77 Mutual Street, no part of a **building** may penetrate the height limit created by an **angular plane** projected at a 70 degree angle over the **lot**, at an elevation of 6.0 metres along the entire length of a **lot line** abutting a **lane** along the **rear lot line**;
- (H) **Premises** 77 Mutual Street, the minimum **front yard setback** is 2.0 metres; and
- (I) **Premises** 77 Mutual Street, the maximum permitted height of a **building** is 27.0 metres

(1460) Exception CR 1460

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.

- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - (ii) any portion of the **lot** located within the setback area in (E)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (E)(ii), above, must be used for **soft landscaping**.

(1461) Exception CR 1461

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, a **retail store, retail service, financial institution, eating establishment, take-out eating establishment, drive-in eating establishment**, tailoring shop, dry cleaning shop, **personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle dealership, public parking, hotel, funeral home, veterinary hospital**, clinic, **holistic centre, education use, production studio, entertainment place of assembly, ancillary showroom**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1462) Exception CR 1462

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

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, a **retail store, retail service, financial institution, eating establishment, take-out eating establishment, drive-in eating establishment**, tailoring shop, dry cleaning shop, **personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle dealership, public parking, hotel, funeral home, veterinary hospital**, clinic, **holistic centre, education use, production studio, entertainment place of assembly, ancillary showroom**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (D) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1463) Exception CR 1463

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

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

- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1464) Exception CR 1464

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

- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(1465) Exception CR 1465

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

- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;

- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (1466) Exception CR 1466
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres.
- (1467) Exception CR 1467
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church street is 6.0 metres.
- (1468) Exception CR 1468
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 3.0 metres.
- (1469) Exception CR 1469
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church street is 6.0 metres.
- (1470) Exception CR 1470
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (1471) Exception CR 1471
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or

less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1472) Exception CR 1472

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

- (A) On a **lot**, a **seniors community house** or an emergency shelter is not a permitted use.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1473) Exception CR 1473

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

- (A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1474) Exception CR 1474

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

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1475) Exception CR 1475

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

- (A) On a **lot**, a Tong House is a permitted use; and

- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1476) Exception CR 1476

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

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1477) Exception CR 1477

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

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in

Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1478) Exception CR 1478

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

- (A) On a **lot**, a **building** or **structure** that existed in 1987 is permitted to exceed the permitted height limit established by this By-law.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1479) Exception CR 1479

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot** with a **lot frontage** less than 4.57 metres, an **ancillary building** or **structure** is not permitted.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (E) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (F) **Dwelling units** are only permitted above the first **storey**; and
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1480) Exception CR 1480

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1481) Exception CR 1481

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1482) Exception CR 1482

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; and
- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1483) Exception CR 1483

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

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

January 31, 1976.

- (B) On a **lot** with a **lot frontage** less than 4.57 metres, an **ancillary building** or **structure** is not permitted.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (E) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (F) **Dwelling units** are only permitted above the first **storey**; and
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1484) Exception CR 1484

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1485) Exception CR 1485

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1486) Exception CR 1486

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place**

of worship, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1487) Exception CR 1487

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

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1488) Exception CR 1488

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

- (A) On a **lot** with a **lot area** of 207 square metres or less also contains a **building** that existed on July 9, 1991 the **parking space** requirement is:
 - (i) 1 **parking space** if it contains 4 or more **dwelling units**; and
 - (ii) 0 **parking spaces** in all other cases.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) The lands subject to this exception must comply with the following:
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (E) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (F) **Dwelling units** are only permitted above the first **storey**; and
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1489) Exception CR 1489

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

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

- (i) 1 **parking space** if it contains 4 or more **dwelling units**; and
 - (ii) 0 **parking spaces** in all other cases.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (E) **Dwelling units** are only permitted above the first **storey**; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1490) Exception CR 1490

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

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1491) Exception CR 1491

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

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) On a **lot**, the main pedestrian entrance access to any non-residential use must be from King Street West.
- (E) On a **lot**, **public parking** is not a permitted use.
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1492) Exception CR 1492

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

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) On a **lot**, **public parking** is not a permitted use.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1493) Exception CR 1493

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

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) On a **lot**, **public parking** is not a permitted use.
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1494) Exception CR 1494

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

- (A) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:
 - (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1495) Exception CR 1495

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

- (A) On a **lot**, service, maintenance and repair facility of a public **transportation use** is permitted.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1496) Exception CR 1496

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

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.

- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1497) Exception CR 1497

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

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1498) Exception CR 1498

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

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (D) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres; and
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1499) Exception CR 1499

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

- (A) On a **lot**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1500) Exception CR 1500

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4); and
- (C) These lands must comply with Prevailing By-law Section 955.10.(565).

(1501) Exception CR 1501

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a

45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

- (C) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;
- (D) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and
- (E) Regulation 955.10.(374).

(1502) Exception CR 1502

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1503) Exception CR 1503

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1504) Exception CR 1504

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (D) **Dwelling units** are only permitted above the first **storey**; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1505) Exception CR 1505

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) the lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being 466-2005, as amended;

(1506) Exception CR 1506

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1507) Exception CR 1507

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, an **eating establishment**, **take-out eating establishment**, **club**, **recreation use**, **amusement arcade**, or billiard or pool room, are not permitted uses.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1508) Exception CR 1508

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, an **eating establishment**, **take-out eating establishment**, **club**, **recreation use**, **amusement arcade**, or billiard or pool room, are not permitted uses.
- (C) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1509) Exception CR 1509

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1510) Exception CR 1510

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot, a recreation use** is not a permitted use.
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1511) Exception CR 1511

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (E)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (E)(ii), above, must be used for **soft landscaping**.

(1512) Exception CR 1512

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

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a retail store, retail service, financial institution, eating establishment, take-out eating establishment, drive-in eating establishment, tailoring shop, dry cleaning shop, personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle dealership, public parking, hotel, funeral home, veterinary hospital, clinic, holistic centre, education use, production studio, entertainment place of assembly, ancillary showroom**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1513) Exception CR 1513

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1514) Exception CR 1514

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **retail store, financial institution, tailoring shop, retail service, dry cleaning shop, personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, public parking, hotel, funeral home, adult education school, veterinary hospital, clinic, holistic centre, education use, production studio, entertainment place of assembly**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1515) Exception CR 1515

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public

sidewalk opposite such entrance; and

- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1516) Exception CR 1516

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

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1517) Exception CR 1517

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial**

institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1518) Exception CR 1518

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1519) Exception CR 1519

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1520) Exception CR 1520

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(B) On a **lot**, a **recreation use** is not a permitted use.

(C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1521) Exception CR 1521

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1522) Exception CR 1522

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) Despite the uses permitted by 40.10.20, the following uses are not permitted: **dwelling unit, nursing home, seniors community house, crisis care shelter, group home, municipal shelter, retirement home, residential care home, religious residence, student residence, respite care facility, tourist home**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1523) Exception CR 1523

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(1524) Exception CR 1524

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1525) Exception CR 1525

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1526) Exception CR 1526

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1527) Exception CR 1527

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(1528) Exception CR 1528

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure**

that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1529) Exception CR 1529

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres; and
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1530) Exception CR 1530

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1531) Exception CR 1531

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1532) Exception CR 1532

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.

(1533) Exception CR 1533

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993; and

- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.
- (C) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.
- (D) prevailing bylaws in Article 950.50.1, being the City of Toronto By-laws 355-2008 and 357-2008.

(1535) Exception CR 1535

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1536) Exception CR 1536

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1537) Exception CR 1537

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1538) Exception CR 1538

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1539) Exception CR 1539

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or a **recreation use** is not permitted, unless:
 - (i) the lot's **front lot line** is on College Street;
 - (ii) the use is located at or above grade on the ground floor of the **building** only;
 - (iii) the aggregate area of all operable windows and doors located in any ground floor wall facing a **street** other than College Street is not greater than 3.3 square metres, except to the extent a greater area is required by the Ontario **Building Code**, as amended; and
 - (iv) a patio, if any, is located between the main **front wall** of the **building** where the use is located and the **front lot line** of the **lot** or between the main side wall facing the **side lot line** of the same **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**; and
- (B) on a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, **recreation use** or any combination of these uses is 300 square metres.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1540) Exception CR 1540

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1541) Exception CR 1541

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1542) Exception CR 1542

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1543) Exception CR 1543

The lands subject to this exception must comply with the following:

(A) Where the maximum height permitted as per regulation 40.10.40.10(2) is 5 storeys or 16.5 metres:

- (i) whichever is the lesser height shall apply;
- (ii) a mechanical penthouse or other rooftop **structures** shall not be included in the maximum permitted height; and
- (iii) The mechanical penthouse or other rooftop **structures** shall not exceed this height limit by more than 2 metres;

(B) Where the maximum height permitted as per regulation 40.10.40.10(2) is 7 storeys or 22.5 metres:

- (i) whichever is the lesser height shall apply; and
- (ii) a mechanical penthouse or other rooftop **structures** shall not be included in the maximum permitted height;

(C) The height of any part of a **building** or **structure**, including the mechanical penthouse, shall be contained within a 45 degree **angular plane** projected over the entire **lot** from grade level at a rear property line that is also the boundary of an RD, RS, O, or OR zone;

(D) The height of any part of a **building** or **structure**, including the mechanical penthouse, shall be contained within a 45 degree **angular plane** projected over the entire **lot** from the surface of the centre-point of the Avenue Road Right-of-Way;

(E) The minimum height of any part of a **building** or **structure**, exclusive of the mechanical penthouse or other rooftop **structures**, shall not be less than 2 storeys or 7.5 metres, whichever is greater, for at least 50 per cent of the total depth of the **building** or **structure**;

(F) The first **storey** of any **building** or **structure** will have a minimum floor to floor height of 4.5 metres. For the purposes of this provision, the first **storey** is deemed to be the **storey** with a floor level closest to the average elevation of the public sidewalk abutting Avenue Road;

(G) The maximum **gross floor area** shall not exceed a maximum **floor space index** of 3.0, of which a maximum **floor space index** of 2.0 shall be used for commercial purposes;

- (H) Where no laneway exists on the rear portion of the **lot**, no part of any **building** or **structure** may be located within a setback of 7.5 metres from the **rear lot line**;
- (I) Where a laneway exists on the rear portion of the **lot**, no part of any **building** or **structure** may be located within a setback of 9 metres from the **rear lot line**;
- (J) The setback required by (I) above, shall include a minimum 1.5 metre-wide **landscaping** strip along the **rear lot line**;
- (L) Where a **lot** fronts onto Avenue Road between the Melrose Avenue and Joicey Boulevard rights of way, no part of a **building** or **structure** shall be located within a setback from the **front lot line** that is the average of the shortest distance by which the front wall(s) of the adjacent building(s) or structure(s) are set back from their **front lot line**;
- (K) A principal **building** or **structure** shall be no less than 10.0 metres from the top of bank of a valley or ravine;
- (L) Any **building** or **structure** greater than 3 storeys in height shall have a minimum 2 metre step-back of the main external **building** wall facing a **lot line** abutting a **street**, other than a public **lane**, at the top of the second **storey**. The step back shall be measured from the main external face of the wall of the **building** at the top of the second **storey**;
- (M) Any **building** or **structure** abutting Avenue Road shall be built to a minimum height of two storeys at the property line or the **front yard setback** provided for in paragraph (L) above and occupying at least 80 per cent of the length of the portion of the **lot** abutting Avenue Road;
- (N) The finished floor level of the first **storey** of any **building** or **structure** fronting on to Avenue Road shall be within 0.2 metres of grade measured at the **street** line directly opposite each pedestrian opening; and
- (O) At least 60 per cent of the floor area of the first **storey** of any **building** or **structure** fronting on to Avenue Road shall be used for non-residential purposes.

(1544) Exception CR 1544

The lands subject to this exception must comply with the following:

- (A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category.

(1546) Exception CR 1546

The lands subject to this exception must comply with the following:

- (A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership.**

(1547) Exception CR 1547

The lands subject to this exception must comply with the following:

- (A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;
- (B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres; and
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category.

(1548) Exception CR 1548

The lands subject to this exception must comply with the following:

- (A) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building** or **structure** that contains only commercial uses is one **storey**;
- (B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;
- (C) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres; and
- (D) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category.

(1549) Exception CR 1549

The lands subject to this exception must comply with the following:

- (A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), no part of a **building** or **structure** may

- exceed a measurement equal to 70% of the horizontal distance between that part of the **building** or **structure** and any **lot line** that abuts a **lot** in a Residential Zone category; and
- (B) The minimum setback from a **lot line** in a Residential Zone category required in (A) above, is 9.5 metres.

(1551) Exception CR 1551

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(404);
- (B) The land subject to this exception must comply with Regulation 955.10.(405); and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1552) Exception CR 1552

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(428); and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1553) Exception CR 1553

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(438).
- (B) On 925 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 103-79, as amended;
- (C) On 707 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 237-81, as amended;
- (D) On 879 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 272-85, as amended;
- (E) On 836 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 42-75, as amended;
- (F) On or between the odd numbered addresses of 875 - 877 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 94-0024, as amended; and
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area**

- of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1554) Exception CR 1554

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(442).
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1555) Exception CR 1555

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(443); and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1556) Exception CR 1556

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(444).
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1557) Exception CR 1557

The lands subject to this exception must comply with the following:

(A) The land subject to this exception must comply with Regulation 955.10.(445).

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1558) Exception CR 1558

The lands subject to this exception must comply with the following:

(A) The land subject to this exception must comply with Regulation 955.10.(446).

(1560) Exception CR 1560

The lands subject to this exception must comply with the following:

(A) The land subject to this exception must comply with Regulation 955.10.(479).

(1562) Exception CR 1562

The lands subject to this exception must comply with the following:

(A) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);

(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, must comply with the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 245-86, as amended.

(1563) Exception CR 1563

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1564) Exception CR 1564

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area**

- of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1565) Exception CR 1565

The lands subject to this exception must comply with the following:

- (A) On 1262 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 137-81, as amended;
- (B) On 2359 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 209-91, as amended;
- (C) On 2494 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 524-78, as amended;
- (D) On 1336 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 553-80, as amended;
- (E) On or between the odd numbered addresses of 2526 -2550 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 824-86, as amended; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1566) Exception CR 1566

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1567) Exception CR 1567

The lands subject to this exception must comply with the following:

- (A) On 3336 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 148-78, as amended; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1568) Exception CR 1568

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1569) Exception CR 1569

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 71 - 71R PAPE AVE, 83 PAPE AVE, the odd numbered addresses of 1015 -1021 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 369-76, as amended;
- (B) On 929 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 86-81, as amended; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1570) Exception CR 1570

The lands subject to this exception must comply with the following:

- (A) On 826 BLOOR ST W, the odd numbered addresses of 749A - 753B SHAW ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 463-92, as amended; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1571) Exception CR 1571

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1572) Exception CR 1572

The lands subject to this exception must comply with the following:

- (A) On 1435 QUEEN ST E the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 490-04, as amended;
- (B) On 1480 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 61-89, as amended; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1573) Exception CR 1573

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 1460 -1470 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 879-78, as amended; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1574) Exception CR 1574

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 1864 -1876 QUEEN ST E, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 983-09, as amended; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1575) Exception CR 1575

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1576) Exception CR 1576

The lands subject to this exception must comply with the following:

- (A) On 204 MAIN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 292-75, as amended.

(1578) Exception CR 1578

The lands subject to this exception must comply with the following:

- (A) On 807 BROADVIEW AVE, 21R PRETORIA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 250-08, as amended; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1579) Exception CR 1579

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1580) Exception CR 1580

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1581) Exception CR 1581

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1582) Exception CR 1582

The lands subject to this exception must comply with the following:

(A) On 601 KINGSTON RD, the odd numbered addresses of 609 - 637 KINGSTON RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 194-05, as amended; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1583) Exception CR 1583

The lands subject to this exception must comply with the following:

- (A) On 1709 BLOOR ST W, 515 PARKSIDE DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 280-86, as amended; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1584) Exception CR 1584

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1585) Exception CR 1585

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1586) Exception CR 1586

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(B) On 524 and 534 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1101-09, as amended.

(1587) Exception CR 1587

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1588) Exception CR 1588

The lands subject to this exception must comply with the following:

(A) On or between the odd numbered addresses of 65-67 ST NICHOLAS ST, 692 YONGE ST, and 15 ST MARY ST the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 103-10, as amended.

(1589) Exception CR 1589

The lands subject to this exception must comply with the following:

(A) On these lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1167-09, as amended.

(1590) Exception CR 1590

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(B) the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 458-2005, as amended.

(1591) Exception CR 1591

The lands subject to this exception must comply with the following:

- (A) On 81 DALHOUSIE ST, 99 DALHOUSIE ST, 125 DUNDAS ST E, the even numbered addresses of 78 - 88 MUTUAL ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 247-91, as amended; and
- (B) These lands must comply with Prevailing By-law Section 955.10.(565).

(1593) Exception CR 1593

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 512 - 616 DELAWARE AVE N, the odd numbered addresses of 517 - 525 DELAWARE AVE N, the odd numbered addresses of 527 - 537 DELAWARE AVE N, 539 DELAWARE AVE N, the odd numbered addresses of 541 - 545 DELAWARE AVE N, the odd numbered addresses of 547 - 605 DELAWARE AVE N, the odd numbered addresses of 607 - 621 DELAWARE AVE N, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 221-79, as amended; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1596) Exception CR 1596

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 901 - 939 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 359-76, as amended; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1597) Exception CR 1597

The lands subject to this exception must comply with the following:

- (A) On 286 GEORGE ST, 300 GEORGE ST, 257 JARVIS ST, the odd numbered addresses of 261 - 269 JARVIS ST, 279 JARVIS ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 487-91, as amended;
- (B) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (C) If a **lot** is located in a commercial-residential zone category:
- (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (C)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (C)(ii), above, must be used for **soft landscaping**; and
- (D) These lands must comply with Prevailing By-law Section 955.10.(565).

(1598) Exception CR 1598

The lands subject to this exception must comply with the following:

- (A) On 1102 DUNDAS ST W, 1104 DUNDAS ST W, the even numbered addresses of 1106 -1116 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 564-82, as amended.
- (B) On 1102 DUNDAS ST W, 1104 DUNDAS ST W, the even numbered addresses of 1106 -1116 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 634-88, as amended; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1599) Exception CR 1599

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (D) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (D)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (D)(ii), above, must be used for **soft landscaping**.

(1600) Exception CR 1600

The lands subject to this exception must comply with the following:

- (A) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (B) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (B)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (B)(ii), above, must be used for **soft landscaping**.

(1601) Exception CR 1601

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (D) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (D)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (D)(ii), above, must be used for **soft landscaping**.

(1602) Exception CR 1602

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (C) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (C)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (C)(ii), above, must be used for **soft landscaping**.

(1603) Exception CR 1603

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (F) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (F)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (F)(ii), above, must be used for **soft landscaping**.

(1604) Exception CR 1604

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (G) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (G)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (G)(ii), above, must be used for **soft landscaping**; and
- (H) These lands must comply with Prevailing By-law Section 955.10.(565).

(1605) Exception CR 1605

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of

10.5.50.10;

- (D) If a **lot** is located in a commercial-residential zone category:
- (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (D)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (D)(ii), above, must be used for **soft landscaping**; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1606) Exception CR 1606

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
- (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (E)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (E)(ii), above, must be used for **soft landscaping**.

(1607) Exception CR 1607

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a combined **retail store, manufacturing use and warehouse** is permitted subject to no more than two entrances to Jarvis Street.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
- (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

- ii) any portion of the **lot** located within the setback area in (E)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
- (iii) a minimum of 75% of the **landscaped** area required by (E)(ii), above, must be used for **soft landscaping**.

(1608) Exception CR 1608

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (C) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (C)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (C)(ii), above, must be used for **soft landscaping**.

(1609) Exception CR 1609

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (D) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (D)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (D)(ii), above, must be used for **soft landscaping**.

(1610) Exception CR 1610

The lands subject to this exception must comply with the following:

- (A) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (B) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (B)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (B)(ii), above, must be used for **soft landscaping**.

(1611) Exception CR 1611

The lands subject to this exception must comply with the following:

- (A) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (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, the applicable prevailing by-law in Article 950.50.1, being

former City of Toronto by-law 245-86, as amended.

- (C) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (D) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (F)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (F)(ii), above, must be used for **soft landscaping**.

(1612) Exception CR 1612

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (D)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (D)(ii), above, must be used for **soft landscaping**.

(1613) Exception CR 1613

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle fuel station** use is a permitted use.

(1614) Exception CR 1614

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, a **vehicle fuel station** use is a permitted use.

(1615) Exception CR 1615

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1616) Exception CR 1616

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1617) Exception CR 1617

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1618) Exception CR 1618

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **community centre** is a permitted use.

(1619) Exception CR 1619

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) On a **lot**, a **vehicle dealership** with an **ancillary vehicle service shop** is a permitted use other than a use that involves the sale or maintenance of motorcycles.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1620) Exception CR 1620

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) An open air market is permitted, if:

- (i) it is not located in a permanent **structure**; and
 - (ii) the use is not operated for more than six months of every year.
- (C) On a **lot**, a machine laundry or banquet hall is a permitted use.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1621) Exception CR 1621

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **vehicle washing establishment** is a permitted use.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1622) Exception CR 1622

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **recreation use**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (D) On a **lot**, a **duplex** is permitted.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1623) Exception CR 1623

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of the **front lot line**; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1624) Exception CR 1624

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may

penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1625) Exception CR 1625

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1627) Exception CR 1627

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1628) Exception CR 1628

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of the **front lot line**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1629) Exception CR 1629

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1630) Exception CR 1630

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1631) Exception CR 1631

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **eating establishment**, **take-out eating establishment**, caterer's shop, place of amusement, **hotel**, **club**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle depot**, **vehicle service shop**, **vehicle repair shop** are not a permitted use.

(1632) Exception CR 1632

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(1633) Exception CR 1633

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1634) Exception CR 1634

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **seniors community house** or an emergency shelter is not a permitted use.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(1635) Exception CR 1635

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1636) Exception CR 1636

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(1637) Exception CR 1637

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(1638) Exception CR 1638

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(1639) Exception CR 1639

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 24.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "4" on the applicable maps referenced in Regulation 955.10. (1067).

(1640) Exception CR 1640

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 24.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "4" on the applicable maps referenced in Regulation 955.10. (1067).

(1641) Exception CR 1641

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(1642) Exception CR 1642

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot**, **public parking** is not a permitted use.
- (J) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(1643) Exception CR 1643

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(1644) Exception CR 1644

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the

street for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

- (F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (G) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (F).
- (H) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(1645) Exception CR 1645

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category; and
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(1646) Exception CR 1646

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(1647) Exception CR 1647

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(1648) Exception CR 1648

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(1649) Exception CR 1649

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(1650) Exception CR 1650

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 34.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "6" on the applicable maps referenced in Regulation 955.10. (1069).

(1651) Exception CR 1651

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place**

of worship, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 34.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "6" on the applicable maps referenced in Regulation 955.10. (1069).

(1652) Exception CR 1652

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 34.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "6" on the applicable maps referenced in Regulation 955.10. (1069).

(1653) Exception CR 1653

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1654) Exception CR 1654

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).

(1655) Exception CR 1655

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).

(1656) Exception CR 1656

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 30.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "11" on the applicable maps referenced in Regulation 955.10. (1071).

(1657) Exception CR 1657

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 30.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "11" on the applicable maps referenced in Regulation 955.10. (1071).
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(1658) Exception CR 1658

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 30.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "11" on the applicable maps referenced in Regulation 955.10. (1071).

(1659) Exception CR 1659

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1660) Exception CR 1660

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of the **front lot line**; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or

less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
- (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1661) Exception CR 1661

The lands subject to this exception must comply with the following:

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (E) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (F) On a **lot**, **public parking** is a permitted use.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1662) Exception CR 1662

The lands subject to this exception must comply with the following:

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (E) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (F) On a **lot**, **public parking** is a permitted use.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1663) Exception CR 1663

The lands subject to this exception must comply with the following:

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (D) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (E) On a **lot**, **public parking** is a permitted use.
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1664) Exception CR 1664

The lands subject to this exception must comply with the following:

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (D) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (E) On a **lot**, **public parking** is a permitted use.
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1665) Exception CR 1665

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1666) Exception CR 1666

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (D) **Premises** 745 Mount Pleasant Road, the maximum **interior floor area** of a **building** used for an **eating establishment**, **take-out eating establishment** or any combination of these uses is 485 square metres provided the use is located on the ground floor of the **building**.

(1667) Exception CR 1667

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1668) Exception CR 1668

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1669) Exception CR 1669

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1670) Exception CR 1670

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1671) Exception CR 1671

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or a **non-residential building**, or a mixed use **building** is permitted, provided:
- (i) an **apartment building** does not contain more than 343 **dwelling units**; or
 - (ii) a **non-residential building** has a **floor space index** that does not exceed 2.0; or
 - (iii) a mixed use **building** does not exceed 55,417 square metres in **gross floor area**, does not contain more than 343 **dwelling units** and the non-residential portion does not exceed a **floor space index** of 2.0.
- (B) On a **lot**, a **building** may have a height of 76.2 metres, provided:
- (i) for the aggregate length of the frontage along Carlton Street of 99.0 metres, the height of the **building** does not exceed 23.0 metres;
 - (ii) for the aggregate length of a line parallel and 25.3 metres north of the northerly limit of Granby Street, the height of the **building** does not exceed 12.0 metres.
- (C) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station,

nightclub, cabaret and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1672) Exception CR 1672

The lands subject to this exception must comply with the following:

- (A) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1673) Exception CR 1673

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1674) Exception CR 1674

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating**

establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1675) Exception CR 1675

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On a **lot**, the minimum **front yard or side yard setback** from a **lot line** abutting Church Street is 2.5 metres.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1676) Exception CR 1676

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot**, the minimum **front yard or side yard setback** from a **lot line** abutting Church Street is 2.5 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number

symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1677) Exception CR 1677

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1678) Exception CR 1678

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1679) Exception CR 1679

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (1680) Exception CR 1680
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (1681) Exception CR 1681
- The lands subject to this exception must comply with the following:
- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (1682) Exception CR 1682
- The lands subject to this exception must comply with the following:
- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (1683) Exception CR 1683
- The lands subject to this exception must comply with the following:
- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (1684) Exception CR 1684
- The lands subject to this exception must comply with the following:
- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (1685) Exception CR 1685
- The lands subject to this exception must comply with the following:
- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an

elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1686) Exception CR 1686

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **place of assembly, entertainment place of assembly, eating establishment, or recreation use** or any combination with these uses exceed 200 square metres; and
- (B) an **eating establishment** must provide a minimum of 1 **parking space** for every 33 square metres of **interior floor area**, either on the **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (C) **Premises** 952 Kingston Road, a billiard hall is a permitted use up to 870 square metres of **interior floor area**, provided the **building** does not contain an **eating establishment, take-out eating establishment, place of assembly, entertainment place of assembly** or a **recreation use** other than a billiard hall; and
- (D) **Premises** 952 Kingston Road, a billiard hall must provide a minimum of 2.5 **parking space** for every 100 square metres, either on the **lot** or on lands zoned CR adjacent to Kingston Road, between Lawlor Avenue and Pickering Street, provided not more than 10 **parking spaces** are provided on adjacent lands.

(1687) Exception CR 1687

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1689) Exception CR 1689

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and

- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot, public parking** is not a permitted use.
- (J) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1690) Exception CR 1690

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1691) Exception CR 1691

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.

- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1692) Exception CR 1692

The lands subject to this exception must comply with the following:

- (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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) On a **lot**, **public parking** is not a permitted use.
- (H) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (I) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1693) Exception CR 1693

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1694) Exception CR 1694

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an

elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1695) Exception CR 1695

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **place of assembly, entertainment place of assembly, eating establishment, or recreation use** or any combination with these uses exceed 200 square metres; and
- (B) an **eating establishment** must provide a minimum of 1 **parking space** for every 33 square metres of **interior floor area**, either on the **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (C) **Premises** 980 Kingston Road, an **eating establishment** is a permitted use provided that the **interior floor area** of the use does not exceed that which existed on July 26, 1994.

(1696) Exception CR 1696

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of the **front lot line**; and
- (B) on lands municipally known as 51 Bond Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1015-03, as amended.

(1697) Exception CR 1697

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1698) Exception CR 1698

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1699) Exception CR 1699

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1700) Exception CR 1700

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1701) Exception CR 1701

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1702) Exception CR 1702

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1703) Exception CR 1703

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1704) Exception CR 1704

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**,

museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1705) Exception CR 1705

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1706) Exception CR 1706

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1707) Exception CR 1707

The lands subject to this exception must comply with the following:

- (A) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10

(970);

- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 245-86, as amended.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1708) Exception CR 1708

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1710) Exception CR 1710

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1711) Exception CR 1711

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1712) Exception CR 1712

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or private school, or place of assembly** subject to:
- the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1713) Exception CR 1713

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1714) Exception CR 1714

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1715) Exception CR 1715

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1716) Exception CR 1716

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or

less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1717) Exception CR 1717

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **seniors community house** or an emergency shelter is not a permitted use.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1718) Exception CR 1718

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** are permitted uses, provided:
 - (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
 - (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
 - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
 - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club**, **place of assembly**, **community centre**, and **financial institution**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1719) Exception CR 1719

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(1720) Exception CR 1720

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church street is 6.0 metres.

(1721) Exception CR 1721

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 536 - 538 LANSDOWNE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 108-78, as amended;
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1722) Exception CR 1722

The lands subject to this exception must comply with the following:

- (A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4); and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1723) Exception CR 1723

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1724) Exception CR 1724

The lands subject to this exception must comply with the following:

- (A) On 1 BLOOR ST E, 23 BLOOR ST E, 14 HAYDEN ST, the odd numbered addresses of 709 - 711 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1167-08, as amended.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1725) Exception CR 1725

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1726) Exception CR 1726

The lands subject to this exception must comply with the following:

- (A) On 18T - 22T ST THOMAS ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 215-86, as amended;
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1727) Exception CR 1727

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1728) Exception CR 1728

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a combined **retail store**, **manufacturing use** and **warehouse** is permitted subject to no more than two entrances to Jarvis Street.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1729) Exception CR 1729

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a combined **retail store**, **manufacturing use** and **warehouse** is permitted subject to no more than two entrances to Jarvis Street.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (D) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - (ii) any portion of the **lot** located within the setback area in (D)(i), above, not covered by permitted

- parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
- (iii) a minimum of 75% of the **landscaped** area required by (D)(ii), above, must be used for **soft landscaping**; and

(E) These lands must comply with Prevailing By-law Section 955.10.(565).

(1730) Exception CR 1730

The lands subject to this exception must comply with the following:

(A) The land subject to this exception must comply with Regulation 955.10.(439).

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(D) On or between the even numbered addresses of 210 and 222 Ossington Avenue and, 227 and 235 Ossington Avenue the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1172-2009, as amended.

(1731) Exception CR 1731

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1732) Exception CR 1732

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1733) Exception CR 1733

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1734) Exception CR 1734

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** may permit any of the permitted uses listed in the CR zone, provided:
 - (i) the **gross floor area** of permitted non-residential uses does not exceed 53,130 square metres; and
 - (ii) for the purposes of this exception, the calculation of **gross floor area** will include any portion of the **building** located below grade that is used for the purposes of **retail stores**.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (E).

(1735) Exception CR 1735

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** may have a height of 76.2 metres within 9.1 metres of the northerly limit of Queen Street East, provided:
 - (i) no portion of the **building** within 9.1 metres of the easterly limit of Yonge Street or westerly limit of Victoria Street exceeds a height of 30.5 metres; and
 - (ii) no portion of the **building**, except for one or more structural columns, is within 3.1 metres of the easterly limit of Yonge Street or of the northerly limit of Queen Street East within the vertical distance contained between the elevation of the public sidewalk at the aforesaid limits and the elevation that is 3.1 metres above the public sidewalk at these limits.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a

recreation use and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

- (D) On a **lot**, a 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**;
- (E) 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
- (F) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (I) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (H) and complying with (i), (ii) and (iii) of (H).
- (J) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **education use**, **religious education use**, **post-secondary school**, **veterinary hospital**, courts of law, **passenger terminal**, **artist studio**, **production studio**, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **cabaret**, **nightclub**, **retail store**, funeral establishment, **day nursery**, **place of worship**, **private school**, public or separate school, **place of assembly**, or **ancillary showroom**; and
- (K) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (J).
- (L) On a **lot**, **public parking** is not a permitted use.

(1736) Exception CR 1736

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **entertainment place of assembly** is a permitted use.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in

Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or private school, or place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971)
- (H) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-83, as amended.

(1737) Exception CR 1737

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (D) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(1738) Exception CR 1738

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (D) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1739) Exception CR 1739

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1740) Exception CR 1740

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (E) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (F) For the purposes of (D) and (E) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1741) Exception CR 1741

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1742) Exception CR 1742

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (972)
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)
- (G) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 80 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 192-03, as amended.
- (H) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 118 YORKVILLE AVE, 80 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 250-04, as amended.

(1743) Exception CR 1743

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross**

floor area; and

- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) The land subject to this exception must comply with Regulation 955.10.(430).
- (G) On 2727 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1171-08, as amended;
- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1744) Exception CR 1744

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1745) Exception CR 1745

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) On a **lot**, a **community centre** is a permitted use.

(1746) Exception CR 1746

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **seniors community house** is a permitted use, if:

(i) the **gross floor area** of the **building** does not exceed 9,653 square metres.

(B) On 1140 BLOOR ST W, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 294-79, as amended; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1747) Exception CR 1747

The lands subject to this exception must comply with the following:

(A) On a **lot**, **club** is a permitted use if

(i) the **floor space index** of non-residential uses does not exceed 3.0;

(ii) the height of the **building** does not exceed 14.0 metres.

(1748) Exception CR 1748

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On or between the even numbered addresses of 1818 -1820 BAYVIEW AVE, 2400 YONGE ST, 2401 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 212-84, as amended.

(1749) Exception CR 1749

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and

(C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a

lot frontage greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1750) Exception CR 1750

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** supply yard, **ancillary retail store** and **open storage** are permitted uses if no extension of the **building** beyond the main **front wall** of the **building** that existed on the **lot** on July 22, 1987 has occurred.
- (B) On a **lot**, **public parking** is permitted as an **ancillary** use.
- (C)
- (D) On a **lot**, a **vehicle repair shop** is a permitted use at **premises** 182D St. Helen's Avenue; 186, 188 and 190 St. Helen's Avenue, 75 Perth Avenue; 229A Sterling Road being the Sterling Road frontages of **premises** 1405 Bloor Street West.
- (E) On a **lot**, **open storage** is not a permitted use.
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1751) Exception CR 1751

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is permitted as an **ancillary** use.
- (B) On a **lot**, a **building** or **structure** that existed in 1987 is permitted to exceed the permitted height limit established by this By-law.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4); and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1752) Exception CR 1752

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is permitted as an **ancillary** use.
- (B) On a **lot**, a **building** or **structure** that existed in 1987 is permitted to exceed the permitted height limit established by this By-law.
- (C) On a **lot**, a **vehicle repair shop** is a permitted use at **premises** 182D St. Helen's Avenue; 186, 188 and 190 St. Helen's Avenue, 75 Perth Avenue; 229A Sterling Road being the Sterling Road frontages of **premises** 1405 Bloor Street West.
- (D) On a **lot**, **open storage** is not a permitted use.
- (E) The land subject to this exception must comply with Regulation 955.10.(431).
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1753) Exception CR 1753

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** or **structure** that existed in 1987 is permitted to exceed the permitted height limit established by this By-law.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1754) Exception CR 1754

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (D) On a **lot**, a **tourist home** is a permitted use; and
- (E) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On or between the odd numbered addresses of 5 - 29A AITKEN PL, the even numbered addresses of 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, the odd numbered addresses of 1 - 25 DOUVILLE CRT, the even numbered addresses of 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, the even numbered addresses of 110 - 112 GEORGE ST S, 135 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 50 HENRY LANE TER, 85 HENRY LANE TER, the odd numbered addresses of 1 - 97 LONGBOAT AVE, the even numbered addresses of 150 - 150R LONGBOAT AVE, the even numbered addresses of 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, the odd numbered addresses of 5 - 43 PORTNEUF CRT, the even numbered addresses of 6 - 36 PORTNEUF CRT, the even numbered addresses of 5 - 19

PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 140 THE ESPLANADE, 155 THE ESPLANADE, 160 THE ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, 133 WILTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(1755) Exception CR 1755

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; and
- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On 96 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-72, as amended.

(1756) Exception CR 1756

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; and
- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (D) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in

Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (F) and complying with (i), (ii) and (iii) of (F).

(1757) Exception CR 1757

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1758) Exception CR 1758

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio**, and an **ancillary showroom** are not permitted uses.
- (D) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership**, and a **vehicle washing establishment** are not permitted uses.
- (E) The land subject to this exception must comply with Regulation 955.10.(432); and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1759) Exception CR 1759

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio**, and an **ancillary showroom** are not permitted uses.
- (D) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership**, and a **vehicle washing establishment** are not permitted uses.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or

less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
- (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1760) Exception CR 1760

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio**, and an **ancillary showroom** are not permitted uses.
- (D) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership**, and a **vehicle washing establishment** are not permitted uses.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1761) Exception CR 1761

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (C) in a **building** or **structure** that is on a **lot**;
- (E) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club, recreation use, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the

area or on the **lot**; and

- (F) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (G) in a **building** or **structure** that is on a **lot**;
- (I) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (J) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (K) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1762) Exception CR 1762

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and

- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

(1763) Exception CR 1763

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a carpenter's shop is a permitted use, if:
 - (i) the use is wholly enclosed; and
 - (ii) the **interior floor area** of the use does not exceed 65 square metres.

(1764) Exception CR 1764

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
 - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
 - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
 - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) The land subject to this exception must comply with Regulation 955.10.(451).

(1765) Exception CR 1765

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
 - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
 - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
 - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1766) Exception CR 1766

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
 - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
 - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and

- (iii) off-street parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) The land subject to this exception must comply with Regulation 955.10.(392).
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1767) Exception CR 1767

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (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 Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) On a **lot**, a **nursing home**, **residential care home**, **retirement home**, or seniors' community house is a permitted use.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)

(1768) Exception CR 1768

The lands subject to this exception must comply with the following:

- (A) On a **lot**, non-retail commercial uses are permitted if it is located in a **building** that existed on May 30, 1983.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1769) Exception CR 1769

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a medical centre with offices for doctors, an operating room and **laboratory** facilities is a permitted use provided:
 - (i) the **building** or **structure** does not exceed the **gross floor area** that was permitted by By-law 18642, as amended to March 23, 1954; and
 - (ii) the **building**, **structure**, and the use of the land complies in all other respects with By-law 18642, as amended.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1770) Exception CR 1770

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

- (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1771) Exception CR 1771

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1772) Exception CR 1772

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.

- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1773) Exception CR 1773

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.

(1774) Exception CR 1774

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) On a **lot**, the main pedestrian entrance access to any non-residential use must be from King Street West.
- (E) On a **lot**, **public parking** is not a permitted use.

(1775) Exception CR 1775

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.

- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1776) Exception CR 1776

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1777) Exception CR 1777

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1778) Exception CR 1778

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1779) Exception CR 1779

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a billiard hall, open air market, and **club** are not permitted uses;
- (B) On a **lot**, E zone uses are permitted in the CR zone, other than **vehicle repair shop**, builder's supply yard, fabricated metal manufacturing, and **contractor's establishment**; and
- (C) All permitted non-residential uses do not exceed a **floor space index** of 2.0.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On 182 and 202 Ossington Avenue and, 199 and 225 Ossington Avenue the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1172-2009, as amended.

(1780) Exception CR 1780

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a billiard hall, open air market, and **club** are not permitted uses;
- (B) On a **lot**, E zone uses are permitted in the CR zone, other than **vehicle repair shop**, builder's supply yard, fabricated metal manufacturing, and **contractor's establishment**; and
- (C) All permitted non-residential uses do not exceed a **floor space index** of 2.0.
- (D) On 43 ARGYLE ST, the even numbered addresses of 994 - 996 QUEEN ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 184-81, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area**

of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(G) On 130 and 180 Ossington Avenue the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1172-2009, as amended.

(1781) Exception CR 1781

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a billiard hall, open air market, and **club** are not permitted uses;
- (B) On a **lot**, E zone uses are permitted in the CR zone, other than **vehicle repair shop**, builder's supply yard, fabricated metal manufacturing, and **contractor's establishment**;
- (C) All permitted non-residential uses do not exceed a **floor space index** of 2.0.
- (D) On 43 ARGYLE ST, the even numbered addresses of 994 - 996 QUEEN ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 184-81, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1782) Exception CR 1782

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a billiard hall, open air market, and **club** are not permitted uses;
- (B) On a **lot**, E zone uses are permitted in the CR zone, other than **vehicle repair shop**, builder's supply yard, fabricated metal manufacturing, and **contractor's establishment**;
- (C) All permitted non-residential uses do not exceed a **floor space index** of 2.0; and
- (D) On 6 and 126 Ossington Avenue, 9 and 149 Ossington Avenue and 43 Argyle Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1172-2009, as amended.

(1783) Exception CR 1783

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle fuel station** is a permitted use.

(1784) Exception CR 1784

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) The land subject to this exception must comply with Regulation 955.10.(416).
and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1785) Exception CR 1785

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1786) Exception CR 1786

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(1787) Exception CR 1787

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1788) Exception CR 1788

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the

height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1789) Exception CR 1789

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1790) Exception CR 1790

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **vehicle repair shop** is a permitted use.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1791) Exception CR 1791

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1792) Exception CR 1792

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) On the lands municipally known as 625 Queen Street East, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 689-2007, as amended.

(1793) Exception CR 1793

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1794) Exception CR 1794

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1795) Exception CR 1795

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1796) Exception CR 1796

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1797) Exception CR 1797

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio**, and an **ancillary showroom** are not permitted uses.
- (D) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership**, and a **vehicle washing establishment** are not permitted uses.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1798) Exception CR 1798

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (D) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1799) Exception CR 1799

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (C) in a **building** or **structure** that is on a **lot**;
- (E) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club**, **recreation use**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (F) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-**

out eating establishment are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;

- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (G) in a **building** or **structure** that is on a **lot**;
- (I) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (J) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (K) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1800) Exception CR 1800

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (C) An **eating establishment, or take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (D) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, recreation use, entertainment place of assembly, eating establishment, or take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1801) Exception CR 1801

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (C) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (D) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, recreation use, entertainment place of assembly, eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (E) On a **lot**, the minimum **front yard setback** is 6.0 metres; and
- (F) no **vehicle** may be parked within 6.0 metres of the **front lot line**.
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1802) Exception CR 1802

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (C) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (D) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, recreation use, entertainment place of assembly, eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (E) On a **lot**, the minimum **front yard setback** is 6.0 metres; and
- (F) no **vehicle** may be parked within 6.0 metres of the **front lot line**.

- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1803) Exception CR 1803

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (C) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (D) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **recreation use**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (E) On a **lot**, the minimum **front yard setback** is 2.0 metres; and
- (F) no **vehicle** may be parked within 2.0 metres of the **front lot line**.
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1804) Exception CR 1804

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and

- (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1805) Exception CR 1805

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (C) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.
- (D) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1806) Exception CR 1806

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1807) Exception CR 1807

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1808) Exception CR 1808

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and
- (E) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1809) Exception CR 1809

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1810) Exception CR 1810

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1811) Exception CR 1811

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1812) Exception CR 1812

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.
- (C) On a **lot**, a **retail store**, a **vehicle fuel station**, and a **vehicle service shop** are the only permitted uses.
- (D) The land subject to this exception must comply with Regulation 955.10.(454).
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1813) Exception CR 1813

The lands subject to this exception must comply with the following:

- (A) On a **lot**, service, maintenance and repair facility of a public **transportation use** is permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a

lot frontage greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1814) Exception CR 1814

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** containing office use is permitted to exceed the maximum **floor space index** established by the zone, provided:
 - (i) the excess **gross floor area** is not greater than the total of the floor areas of the second and third storeys of the office **building** above grade; and
 - (ii) the use of the second and third storeys of the office **building** are used exclusively for **vehicle** parking.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (G) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1815) Exception CR 1815

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot**, **public parking** is not a permitted use.
- (J) On or between the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1330-08, as amended.

(1816) Exception CR 1816

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, the **building** shall be setback a minimum of 7.5 metres to a maximum of 9.5 metres from a **front lot line** or **side lot line** abutting Bay Street for a height of between 3.0 metres and 6.0 metres;
- (D) a maximum of 25% of the **main wall** of the **building** facing a **front lot line** or **side lot line** abutting Bay Street may be located more than 9.5 metres from a **front lot line**;
- (E) subject to (C) and (D), no portion of the **building** above grade may be located closer than 4.5 metres from the **front lot line** or **side lot line** abutting Bay Street; and
- (F) a clear width, free of obstructions including pillars and supports, of not less than 3.0 metres is provided between the **main wall** of the **building** and the **main wall** of the **building** described in (A) and (B) and the setback lined referred to in (E).
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (I) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (H) and complying with (i), (ii) and (iii) of (H); and
- (J) These lands must comply with Prevailing By-law Section 955.10.(565).

(1817) Exception CR 1817

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971)
- (E) On 55 CENTRE AVE, 108 CHESTNUT ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 322-87, as amended.

(1818) Exception CR 1818

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).

(1819) Exception CR 1819

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)
- (E) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-83, as amended.

(1820) Exception CR 1820

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1821) Exception CR 1821

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a

nightclub is a permitted use, subject to the following:

- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(1822) Exception CR 1822

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(1823) Exception CR 1823

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On or between the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 245-79, as amended.

(1824) Exception CR 1824

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On 38 THE ESPLANADE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 26-07, as amended.

(1825) Exception CR 1825

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On 18 ELM ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law

284-80, as amended; and

(E) These lands must comply with Prevailing By-law Section 955.10.(565).

(1826) Exception CR 1826

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.

(1827) Exception CR 1827

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).

(1828) Exception CR 1828

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) The land subject to this exception must comply with Regulation 955.10.(409).
- (G) On or between the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1330-08, as amended.

(1829) Exception CR 1829

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)

(1830) Exception CR 1830

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

(1831) Exception CR 1831

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) On 481 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 15518, as amended.

(1832) Exception CR 1832

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

(1833) Exception CR 1833

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial**

institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (G) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (F).
- (H) On 1 KING ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 303-90, as amended.

(1834) Exception CR 1834

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum,**

performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom; and

- (G) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (F).
- (H) On 401 BAY ST, 160 YONGE ST and 176 YONGE ST, the applicable prevailing by-laws in Article 950.50.1., being former City of Toronto by-laws 998-88, 74-93, and 1994-0605 as amended.
- (I) On 401 BAY ST, 160 YONGE ST and 176 YONGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 460-2006, as amended.

(1835) Exception CR 1835

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The land subject to this exception must comply with Regulation 955.10.(408).
- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)
- (F) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-83, as amended.

(1836) Exception CR 1836

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The land subject to this exception must comply with Regulation 955.10.(437).
- (E) The land subject to this exception must comply with Regulation 955.10.(456).
- (F) On 110 EDWARD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 218-75, as amended; and
- (G) These lands must comply with Prevailing By-law Section 955.10.(565).

(1837) Exception CR 1837

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)

(E) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-83, as amended.

(1838) Exception CR 1838

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
 - © On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)
- (E) On 201 ELIZABETH ST, 90 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22909, as amended.

(1839) Exception CR 1839

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1840) Exception CR 1840

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971)
- (G) On or between the even numbered addresses of 150 - 166 YORK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 107-81, as amended.
- (H) On or between the even numbered addresses of 390 - 394 BAY ST, 65 QUEEN ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 119-68, as amended;
- (I) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, the applicable

- prevailing by-law in Article 950.50.1, being former City of Toronto by-law 121-80, as amended;
- (J) On 1 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 129-83, as amended;
- (K) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1841) Exception CR 1841

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).

(1842) Exception CR 1842

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and

- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) On 333 BAY ST, the odd numbered addresses 353-365 BAY ST, 132 YONGE ST, 37 RICHMOND ST W, 9 TEMPERANCE ST, and 40 TEMPERANCE ST the applicable prevailing by-laws in Article 950.50.1., being former City of Toronto by-laws 998-88, 74-93, and 1994-0605 as amended.
- (G) On 333 BAY ST, the odd numbered addresses 353-365 BAY ST, 132 YONGE ST, 37 RICHMOND ST W, 9 TEMPERANCE ST, and 40 TEMPERANCE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 460-2006, as amended.

(1843) Exception CR 1843

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) On a **lot**, surface **public parking** is not a permitted use.
- (G) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).

(1844) Exception CR 1844

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial**

institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret and courts of law; and

- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) The land subject to this exception must comply with Regulation 955.10.(397); and
- (H) These lands must comply with Prevailing By-law Section 955.10.(565).

(1845) Exception CR 1845

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **crisis care shelter** or **municipal shelter** for women is a permitted use.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1846) Exception CR 1846

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On 99 CAMERON ST, the even numbered addresses of 216 - 220 SPADINA AVE, 222 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 466-80, as amended.

(1847) Exception CR 1847

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1848) Exception CR 1848

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54½ ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 267-73, as amended.

(1849) Exception CR 1849

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On or between the odd numbered addresses of 507 - 521 DUNDAS ST W, 280 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 447-85, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1850) Exception CR 1850

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) On 10 DELISLE AVE, 1560 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 104-01, as amended.

(1851) Exception CR 1851

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (G) On 411 DUPLEX AVE, 33 ORCHARD VIEW BLVD, 2300 YONGE ST, the applicable prevailing by-law in

Article 950.50.1, being former City of Toronto by-law 110-68, as amended; and

(H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1852) Exception CR 1852

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1853) Exception CR 1853

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The land subject to this exception must comply with Regulation 955.10.(473).
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1854) Exception CR 1854

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1855) Exception CR 1855

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1856) Exception CR 1856

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1857) Exception CR 1857

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a

lot frontage greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each **6 bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1858) Exception CR 1858

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On the lands municipally known as 85 and 97 Eglinton Avenue East and 97 Dunfield Avenue, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 859-2007, as amended.

(1859) Exception CR 1859

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** containing only commercial uses is permitted, if the maximum commercial **gross floor area** does not exceed 6.5 FSI.
- (B) On a **lot**, **public parking** as a principal use in a **building or structure** is not permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1860) Exception CR 1860

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **retail store, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** are permitted uses, provided:
 - (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
 - (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
 - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
 - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**.
- (B) On a **lot**, **public parking** as a principal use in a **building or structure** is not permitted.

(1861) Exception CR 1861

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **apartment buildings** are a permitted use provided:
- (i) the **lot coverage** does not exceed 30%; and
 - (ii) a minimum of 1 **parking space** is provided for each three **dwelling units** in the **apartment building**.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1862) Exception CR 1862

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **hospital** is a permitted use, provided:
- (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** that existed on the **lot** on March 31, 1979;
 - (ii) the height of the **building** does not exceed 18.0 metres;
 - (iii) the amount of **landscaped** open space that existed on the **lot** on March 31, 1979 is not reduced.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum with required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a

lot frontage greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each **6 bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1863) Exception CR 1863

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** may exceed 1.5 times the area of the **lot** by 0.5 FSI if the area of the **lot** if the **lot area** is less than 139.35 square metres.
- (B) On a **lot**, a clinic, **eating establishment, take-out eating establishment, personal service shop, recreation use, retail service, pet services, laboratory, production studio, club, recreation use, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, vehicle dealership, funeral home, veterinary hospital, and holistic centre** is not a permitted use.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)
- (E) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 80 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 192-03, as amended.
- (F) On 87 SCOLLARD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 236-81, as amended.

(1864) Exception CR 1864

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The land subject to this exception must comply with Regulation 955.10.(426).

(1865) Exception CR 1865

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with **12 dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each **6 bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1866) Exception CR 1866

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).

(1867) Exception CR 1867

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).

- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1868) Exception CR 1868

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).
- (C) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 245-86, as amended.

(1869) Exception CR 1869

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).
- (C) On 184 SPADINA AVE, 188 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 181-83, as amended.

(1870) Exception CR 1870

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).
- (C) On 20 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 273-78, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1871) Exception CR 1871

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1872) Exception CR 1872

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 5 ST JOSEPH ST, 15 ST NICHOLAS ST, the even numbered addresses of 606 - 618 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1201-09, as amended.

(1873) Exception CR 1873

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(1874) Exception CR 1874

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On or between the even numbered addresses of 178 - 188 BEDFORD RD, 190 BEDFORD RD, 192 BEDFORD RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21970, as amended.

(1875) Exception CR 1875

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 38 GRENVILLE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 254-04, as amended;
- (C) On 30 COLLEGE ST, 25 GRENVILLE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 259-87, as amended.

(1876) Exception CR 1876

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1877) Exception CR 1877

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1878) Exception CR 1878

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 110 CHARLES ST E, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1018-05, as amended.

(1879) Exception CR 1879

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On or between the even numbered addresses of 76 - 86 CHARLES ST W, 1 ST THOMAS ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1090-02, as amended.

(1880) Exception CR 1880

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(1881) Exception CR 1881

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (C) On 1 FRONT ST E, 5 THE ESPLANADE, 7 THE ESPLANADE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 860-08, as amended.

(1882) Exception CR 1882

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 121-80, as amended.

(1883) Exception CR 1883

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On or between the odd numbered addresses of 997 -1001 BAY ST, 21 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 123-86, as amended.

(1884) Exception CR 1884

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (C) These lands must comply with Prevailing By-law Section 955.10.(565).

(1885) Exception CR 1885

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 96 ST PATRICK ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 151-02, as amended;
- (C) On 248 SIMCOE ST, 438 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 171-88, as amended;
- (D) On 234 SIMCOE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 233-77, as amended;
- (E) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54½ ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 267-73, as amended; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1886) Exception CR 1886

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 21 BALMUTO ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 226-07, as amended; and
- (C) On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 466-2005, as amended.

(1887) Exception CR 1887

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 250 DUNDAS ST W, 280 SIMCOE ST, 195 ST PATRICK ST, 211 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 273-83, as amended; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1888) Exception CR 1888

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 35 CHARLES ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 296-70, as amended.

(1889) Exception CR 1889

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 326-85, as amended.

(1890) Exception CR 1890

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 525 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 805-87, as amended; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1891) Exception CR 1891

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, an **eating establishment**, **take-out eating establishment**, **club**, **recreation use**, **amusement arcade**, or billiard or pool room, are not permitted uses.
- (C) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).

(1892) Exception CR 1892

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, an **eating establishment**, **take-out eating establishment**, **club**, **recreation use**, **amusement arcade**, or billiard or pool room, are not permitted uses.
- (C) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10

(970).

(1893) Exception CR 1893

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, an eating establishment, take-out eating establishment, club, recreation use, amusement arcade,** or billiard or pool room, are not permitted uses.

(1894) Exception CR 1894

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, an eating establishment, take-out eating establishment, club, recreation use, amusement arcade,** or billiard or pool room, are not permitted uses.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1895) Exception CR 1895

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, an eating establishment, take-out eating establishment, club, recreation use, amusement arcade,** or billiard or pool room, are not permitted uses.
- (C) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1896) Exception CR 1896

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio,** and an **ancillary showroom** are not permitted uses.
- (C) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership,** and a **vehicle washing establishment** are not permitted uses.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1897) Exception CR 1897

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio,** and an **ancillary showroom** are not permitted uses.
- (C) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership,** and a

vehicle washing establishment are not permitted uses.

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1898) Exception CR 1898

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the maximum **gross floor area** for commercial purposes is 1,622 square metres.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot**, a **recreation use** is not a permitted use.

(1899) Exception CR 1899

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1900) Exception CR 1900

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1901) Exception CR 1901

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1902) Exception CR 1902

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **recreation use** is not a permitted use.

(1903) Exception CR 1903

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **recreation use** is not a permitted use.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971).
- (E) On 789 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 114-74, as amended.

(1904) Exception CR 1904

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **recreation use** is not a permitted use.

(1905) Exception CR 1905

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **recreation use** is not a permitted use.

(1906) Exception CR 1906

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot**, a **vehicle fuel station, vehicle service shop, or vehicle washing establishment** is not a permitted use if the **front lot line** setback is greater than 1.5 metres.
- (C) On a **lot, a building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1907) Exception CR 1907

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot**, the maximum **interior floor area** used for a **nightclub, club, recreation use, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating**

establishment, or any combination of these uses is 400 square metres; and

- (C) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1908) Exception CR 1908

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (C) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1909) Exception CR 1909

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (C) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a

lot frontage greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1910) Exception CR 1910

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (C) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1911) Exception CR 1911

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) The land subject to this exception must comply with Regulation 955.10.(441).
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1912) Exception CR 1912

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).
- (D) On 398 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 235-75, as amended;
- (E) On 257 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 276-75, as amended;
- (F) On 346 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 573-78, as amended;
- (G) On 310 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 616-76, as amended;
- (H) On or between the odd numbered addresses of 263 - 271 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0343, as amended; and
- (I) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1913) Exception CR 1913

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1914) Exception CR 1914

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1915) Exception CR 1915

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) On a **lot, a vehicle fuel station, vehicle service shop, vehicle washing establishment, vehicle dealership, or public parking** is not a permitted use; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1916) Exception CR 1916

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, **vehicle dealership**, or **public parking** is not a permitted use;
- (D) On 393 DUNDAS ST E, 431 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 198-89, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1917) Exception CR 1917

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, **vehicle dealership**, or **public parking** is not a permitted use.
- (D) On 393 DUNDAS ST E, 431 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 198-89, as amended;
- (E) On 296 PARLIAMENT ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 646-91, as amended; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1918) Exception CR 1918

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.

(1919) Exception CR 1919

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) On 81 DALHOUSIE ST, 99 DALHOUSIE ST, 125 DUNDAS ST E, the even numbered addresses of 78 - 88 MUTUAL ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 247-91, as amended; and
- (D) the lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being 180-2005, as amended..

(1920) Exception CR 1920

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C); and
- (E) the lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being 180-2005, as amended..

(1921) Exception CR 1921

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in

Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street for lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(E) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(F) If a **lot** is located in a commercial-residential zone category:

- (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
- ii) any portion of the **lot** located within the setback area in (F)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
- (iii) a minimum of 75% of the **landscaped** area required by (F)(ii), above, must be used for **soft landscaping**.

(1922) Exception CR 1922

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1923) Exception CR 1923

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1924) Exception CR 1924

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating**

establishment are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;

- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (C) in a **building** or **structure** that is on a **lot**;
- (E) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club**, **recreation use**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (F) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (G) in a **building** or **structure** that is on a **lot**;
- (I) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (J) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (K) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1925) Exception CR 1925

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **retail store**, **eating establishment**, or **take-out eating establishment** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1926) Exception CR 1926

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **retail store**, **financial institution**, tailoring shop, **retail service**, dry cleaning shop, **personal service shop**, **pet services**, **ancillary showroom**, **service shop**, **software development and processing**, **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **public parking**, **hotel**, **funeral home**, adult education school, **veterinary hospital**, clinic, **holistic centre**, **education use**, **production studio**, **entertainment place of assembly**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(1927) Exception CR 1927

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

- (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 Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1928) Exception CR 1928

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (B) in a **building** or **structure** that is on a **lot**;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club**, **recreation use**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (E) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (F) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (F) in a **building** or **structure** that is on a **lot**;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (I) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (J) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1929) Exception CR 1929

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (B) in a **building** or **structure** that is on a **lot**;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club**, **recreation use**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (E) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (F) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (F) in a **building** or **structure** that is on a **lot**;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (I) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (J) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1930) Exception CR 1930

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (B) in a **building** or **structure** that is on a **lot**;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club**, **recreation use**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (E) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.

- (F) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (F) in a **building or structure** that is on a **lot**;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (I) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.

(1931) Exception CR 1931

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).

(1932) Exception CR 1932

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 123-86, as amended.

(1933) Exception CR 1933

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(1934) Exception CR 1934

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On 415 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 111-72, as amended.

(1935) Exception CR 1935

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1936) Exception CR 1936

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the

street for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(D) On 30 CARLTON ST, 33 WOOD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 147-69, as amended.

(1937) Exception CR 1937

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:

(i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;

(ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(D) On 55 SCOLLARD ST, 36-48 Yorkville Avenue, and 1263 Bay Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 331-06, as amended.

(1938) Exception CR 1938

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:

(i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;

(ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(1939) Exception CR 1939

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(1940) Exception CR 1940

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On a **lot**, a **recreation use** is not a permitted use.
- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).

(1941) Exception CR 1941

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(1942) Exception CR 1942

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet**

services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom; and

- (C) On a lot, the maximum gross floor area shall not exceed the maximum floor space index value associated with the 'C' component minus 0.3 times the area of the lot unless, a minimum of 60% of the main wall of the building facing a lot line that abuts a street is used for the uses outlined in (B).
- (D) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

(1943) Exception CR 1943

The lands subject to this exception must comply with the following:

- (A) On a lot, public parking as a principal use in a building or structure is not permitted.
- (B) On a lot, a recreation use is not a permitted use.
- (C) The land subject to this exception must comply with Regulation 955.10.(383).
- (D) The land subject to this exception must comply with Regulation 955.10.(384).

(1944) Exception CR 1944

The lands subject to this exception must comply with the following:

- (A) On a lot, public parking as a principal use in a building or structure is not permitted.
- (B) On a lot, a recreation use is not a permitted use.
- (C) On 18 DAVENPORT RD, 15 MC MURRICH ST, the even numbered addresses of 890 - 900 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 202-79, as amended.

(1945) Exception CR 1945

The lands subject to this exception must comply with the following:

- (A) A maximum of three attached dwelling units are permitted in a townhouse building.

(1946) Exception CR 1946

The lands subject to this exception must comply with the following:

- (A) On a lot, the maximum interior floor area used for a bake shop, club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment, or any combination of these uses is 165 square metres for every building or structure;
- (B) An eating establishment, or take-out eating establishment must provide a minimum of 1 parking space for every 100 square metres of gross floor area on the lot and the space must be located on the lot; and
- (C) On a lot, a bake shop, club, amusement arcade, place of assembly, recreation use, entertainment place of assembly, eating establishment, or take-out eating establishment may only have an ancillary outdoor patio if the patio is located between the main front wall of the principal building and the front lot line;
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a building with 12 dwelling units or less, is located on a lot with a lot frontage of 12.5 metres or less, then parking spaces must be provided:
 - (a) for the dwelling units at a minimum rate of 1 for each 3.0 metres of lot frontage; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the lot, if the gross floor area of those non-dwelling unit uses is more than 1.0 times the lot area; and
 - (ii) if a building has more than 12 dwelling units or 12 bed sitting rooms or is located on a lot that has a lot frontage greater than 12.5 metres, then parking spaces must be provided at a minimum rate of:
 - (a) 1.0 for each 6 bed-sitting rooms;
 - (b) 0.5 for each bachelor and one-bedroom dwelling unit;
 - (c) 0.75 for each dwelling unit with two or more bedrooms; and
 - (d) 0.06 for each dwelling unit and used only for visitor parking.

(1947) Exception CR 1947

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment, or take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, recreation use, entertainment place of assembly, eating establishment, or take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1948) Exception CR 1948

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment, or take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, recreation use, entertainment place of assembly, eating establishment, or take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (D) On 83 SILVER BIRCH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 214-83, as amended;
- (E) On 2441 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 585-76, as amended; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1949) Exception CR 1949

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating**

- establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
 - (C) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **recreation use**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
 - (D) On a **lot**, the minimum **front yard setback** is 6.0 metres; and
 - (E) no **vehicle** may be parked within 6.0 metres of the **front lot line**.
 - (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1950) Exception CR 1950

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **recreation use**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (D) On a **lot**, the minimum **front yard setback** is 6.0 metres; and
- (E) no **vehicle** may be parked within 6.0 metres of the **front lot line**.
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1951) Exception CR 1951

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;

- (B) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **recreation use**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1952) Exception CR 1952

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1953) Exception CR 1953

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1954) Exception CR 1954

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1955) Exception CR 1955

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 360 BLOOR ST E, 425 ROSEDALE VALLEY RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 286-80, as amended;
- (C) On 388 BLOOR ST E, 425 ROSEDALE VALLEY RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 640-83, as amended.

(1956) Exception CR 1956

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 12 GLEN ELM AVE, 1639 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 394-06, as amended.

(1957) Exception CR 1957

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On or between the odd numbered addresses of 35 - 67 MATHERSFIELD DR, the even numbered addresses of 38 - 86 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73 - 81 MATHERSFIELD DR, the even numbered addresses of 220B - 220D MOUNT PLEASANT RD, 50 PRICEFIELD RD, the even numbered addresses of 10 - 30 SCRIVENER SQ, the odd numbered addresses of 5 - 25 SCRIVENER SQ, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 398-00, as amended.

(1958) Exception CR 1958

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1959) Exception CR 1959

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) The lands subject to this exception must comply with the following:
 - (A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1960) Exception CR 1960

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1961) Exception CR 1961

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1962) Exception CR 1962

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1963) Exception CR 1963

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1964) Exception CR 1964

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross**

floor area; and

- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1965) Exception CR 1965

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1966) Exception CR 1966

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a bake shop, **club**, **eating establishment**, and **take-out eating establishment** are not permitted uses.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1967) Exception CR 1967

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for an **amusement arcade**, **recreation use**, **eating establishment**, or any combination of these uses is 400 square metres.

- (B) The land subject to this exception must comply with Regulation 955.10.(466).
- (C) On 80 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 392-76, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1968) Exception CR 1968

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres.
- (B) On 740 PAPE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 327-70, as amended;
- (C) On 730 PAPE AVE, 740 PAPE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 987-88, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1969) Exception CR 1969

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres.
- (B) On 741 BROADVIEW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 355-73, as amended; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1970) Exception CR 1970

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.
- (B) On 21 VAUGHAN RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 226-68, as amended;
- (C) On 1352 BATHURST ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 292-83, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1971) Exception CR 1971

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1972) Exception CR 1972

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.
- (B) On 530 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1101-09, as amended; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a

lot frontage greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1973) Exception CR 1973

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a clinic, **eating establishment, take-out eating establishment, personal service shop, pet services, laboratory, production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service, retail store, vehicle dealership or holistic centre** is not a permitted use.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971)
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)
- (E) On 55 AVENUE RD, the even numbered addresses of 30 - 30A HAZELTON AVE, the even numbered addresses of 34 - 100 HAZELTON AVE, 1 WEBSTER AVE, 9 WEBSTER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 192-69, as amended.

(1974) Exception CR 1974

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment or take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment or take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.
- (C) On 2294 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 354-78, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1975) Exception CR 1975

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
- (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
- (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1976) Exception CR 1976

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
- (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
- (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1977) Exception CR 1977

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.

(1978) Exception CR 1978

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.
- (C) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.
- (D) The land subject to this exception must comply with Regulation 955.10.(476).
- (E) On 2140 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-87, as amended;
- (F) On 2192 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 153-78, as amended; and
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1979) Exception CR 1979

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.
- (C) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1980) Exception CR 1980

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993; and
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
 - (i) it existed on the **lot** on December 13, 1993;
 - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
 - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principle **building**.
- (C) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.

and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1981) Exception CR 1981

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1982) Exception CR 1982

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) The land subject to this exception must comply with Regulation 955.10.(484).
- (E) On or between the even numbered addresses of 3018 -3020 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 2-10, as amended;
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1983) Exception CR 1983

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1984) Exception CR 1984

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1985) Exception CR 1985

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1986) Exception CR 1986

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1987) Exception CR 1987

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vet**erinary hospital, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **vet**erinary hospital, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) On or between the odd numbered addresses of 29 - 71 BERWICK AVE, the even numbered addresses of 34 - 38 BERWICK AVE, the even numbered addresses of 54 - 74 BERWICK AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 204-80, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1988) Exception CR 1988

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **recreation use** or any combination with these uses exceed 200 square metres; and
- (B) an **eating establishment** must provide a minimum of 1 **parking space** for every 33 square metres of **interior floor area**, either on the **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1989) Exception CR 1989

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.

- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1990) Exception CR 1990

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment** or any combination with these uses is 300 square metres.
- (B) **Premises** 628 Bloor Street West, the maximum **interior floor area** used for an **eating establishment** is 440 square metres.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1991) Exception CR 1991

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment** or any combination with these uses is 300 square metres.
- (B) **Premises** 628 Bloor Street West, the maximum **interior floor area** used for an **eating establishment** is 440 square metres.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1992) Exception CR 1992

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment** or any combination with these uses is 300 square metres.
- (B) **Premises 628 Bloor Street West**, the maximum **interior floor area** used for an **eating establishment** is 440 square metres.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1993) Exception CR 1993

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment** or any combination with these uses is 300 square metres.
- (B) **Premises 628 Bloor Street West**, the maximum **interior floor area** used for an **eating establishment** is 440 square metres.
- (C) On 571 BLOOR ST W, 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 228-83, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1994) Exception CR 1994

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or a **recreation use** is not permitted, unless:
 - (i) the lot's **front lot line** is on College Street;
 - (ii) the use is located at or above grade on the ground floor of the **building** only;
 - (iii) the aggregate area of all operable windows and doors located in any ground floor wall facing a **street** other than College Street is not greater than 3.3 square metres, except to the extent a greater area is required by the Ontario **Building Code**, as amended; and
 - (iv) a patio, if any, is located between the main **front wall** of the **building** where the use is located and the **front lot line** of the **lot** or between the main side wall facing the **side lot line** of the same **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**; and

- (B) on a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment, recreation use** or any combination of these uses is 300 square metres.
- (C) The land subject to this exception must comply with Regulation 955.10.(440).
- (D) On 72 CLINTON ST, 622 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 200-85, as amended.
- (E) On 200 MONTROSE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 319-78, as amended; and
- (F) these lands must comply with City of Toronto by-law 537-2005; and
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1995) Exception CR 1995

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is not a permitted use.

(1996) Exception CR 1996

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **retail store** pertaining to baked goods, **club, entertainment place of assembly, recreation use, place of assembly, eating establishment, or take-out eating establishment** is 150 square metres and there is only one of these uses in the **building or structure**.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1997) Exception CR 1997

The lands subject to this exception must comply with the following:

- (A) On **lots** fronting onto Markham Street, between Lennox Street and Bloor Street West, despite 40.10.20, on a **lot** the only permitted uses are: an **art gallery, artist studio, retail store** involving the sale of artist's supplies, books, picture frames, antiques, stationery, decorator's supplies, fabrics, jewellery or perfume, **eating establishment**, a school for the performing arts, **personal service shop** and a interior decorator's studio;
- (B) On **lots** fronting onto Markham Street, between Lennox Street and Bloor Street West, a residential use is permitted provided it is not combined with another use.
- (C) On **lots** fronting onto Markham Street, between Lennox Street and Bloor Street West no more than two

dwelling units in the upper portion of a **building** are used for the purpose of any use permitted in (A); and

- (D) a use that is **ancillary** to any of the uses permitted in (A) or (B)
- (E) On **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West, access only to uses permitted under the R zone is permitted.
- (F) Despite 40.10.20, on **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West the only permitted uses are: an **art gallery**, **artist studio**, and **retail store** involving the sale of artist's supplies, books, picture frames, antiques, stationery, decorator's supplies, fabrics, jewellery or perfume is a permitted use;
- (G) On **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West uses permitted under the R zone, provided the **building** or **structure** used for such purpose is not used for any other purpose;
- (H) On **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West no more than two **dwelling units** in the upper portion of a **building** are used for the purpose of any use permitted in (F); and
- (I) a use that is **ancillary** to any of the uses permitted in (F) or (G).
- (J) On a **lot** on the east side of Markham Street, between Bloor Street West and Lennox Street., storage of **vehicles** is permitted, provided
 - (i) the **lot** is fenced and **soft landscaped** within the required yard setback areas;
 - (ii) no **building**, other than one attendants shelter not exceeding one **storey** or 5.0 square metres in area;
 - (iii) no **vehicle** is stored closer than 6.0 metres to a **residential building** or 2.0 metres from any **lot line**; and
 - (iv) no gasoline pump or service equipment is located on the **lot**.
- (K) On a **lot**, the maximum **interior floor area** used for a **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment** or any combination with these uses is 300 square metres.
- (L) **Premises** 628 Bloor Street West, the maximum **interior floor area** used for an **eating establishment** is 440 square metres.
- (M) On 571 BLOOR ST W, 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 228-83, as amended; and
- (N) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1998) Exception CR 1998

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and
- (D) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

- (E) **Premises** 245 Eglinton Avenue East, the maximum **interior floor area** of a **building** used for an **eating establishment, take-out eating establishment** or any combination of these uses is 795 square metres located on the ground floor of the **building** adjacent to Mount Pleasant Road; and
- (F) **Premises** 245 Eglinton Avenue East, a minimum of 3 **parking space** for every 100 square metres of **interior floor area** is provided within the principal **building**.
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(1999) Exception CR 1999

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2000) Exception CR 2000

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2001) Exception CR 2001

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment,**

and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2002) Exception CR 2002

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2003) Exception CR 2003

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the

building on the lot..

(B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(2004) Exception CR 2004

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building on the lot..**

(B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(C) The applicable prevailing By-law in Article 950.20.1., being the City of Toronto By-law 577-2009.

(2005) Exception CR 2005

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building on the lot..**

(B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2006) Exception CR 2006

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building on the lot..**

(B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(2007) Exception CR 2007

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building on the lot..**

(B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(C) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 326-85, as amended; and

- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2008) Exception CR 2008

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.

(2009) Exception CR 2009

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**; and
- (D) These lands must comply with Prevailing By-law Section 955.10.(565).

(2010) Exception CR 2010

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) On lands zoned E near Geary Avenue, other than 1377 Dufferin Street and 208 Geary Avenue, a **vehicle fuel station, vehicle service shop, vehicle repair shop, vehicle washing establishment, public parking, vehicle depot, open storage, building** supply yard, **contractor's establishment, eating establishment, or take-out eating establishment** are not permitted uses.
- (E) On **premises** 1377 Dufferin Street and 208 Geary Avenue, **open storage, building** supply yard, or **contractor's establishment** are not permitted uses.
- (F) On 83 MUTUAL ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 32-90, as amended.

(2011) Exception CR 2011

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot, a retail store, retail service, financial institution, eating establishment, take-out eating establishment, drive-in eating establishment**, tailoring shop, dry cleaning shop, **personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle dealership, public parking, hotel, funeral home, veterinary hospital**, clinic, **holistic centre, education use, production studio, entertainment place of assembly, ancillary showroom**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(2012) Exception CR 2012

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot, a retail store, retail service, financial institution, eating establishment, take-out eating establishment, drive-in eating establishment**, tailoring shop, dry cleaning shop, **personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle dealership, public parking, hotel, funeral home, veterinary hospital**, clinic, **holistic centre, education use, production studio, entertainment place of assembly, ancillary showroom**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (D) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(2013) Exception CR 2013

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (D) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 326-85, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2014) Exception CR 2014

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street for lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(2015) Exception CR 2015

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial**

institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret and courts of law; and

- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) On 68 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 300-02, as amended.

(2016) Exception CR 2016

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On the land municipally known as 314 Jarvis Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 3-2006, as amended.

(2017) Exception CR 2017

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres.
- (D) On 50 GERRARD ST E, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1070-04, as amended.

(2018) Exception CR 2018

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church street is 6.0 metres.
- (C) On or between the even numbered addresses of 30 - 38B CHARLES ST E, 40 CHARLES ST E, 35 HAYDEN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 319-92, as amended.

(2019) Exception CR 2019

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (F) On 10 BELLAIR ST, 100 BLOOR ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 133-99, as amended.

(2020) Exception CR 2020

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (F) On 94 CUMBERLAND ST, and 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22192, as amended.

(2021) Exception CR 2021

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** or **structure** that existed in 1987 is permitted to exceed the permitted height limit established by this By-law.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area**

- of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2022) Exception CR 2022

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(2023) Exception CR 2023

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **lot area** of 207 square metres or less also contains a **building** that existed on July 9, 1991 the **parking space** requirement is:
 - (i) 1 **parking space** if it contains 4 or more **dwelling units**; and
 - (ii) 0 **parking spaces** in all other cases.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (E) **Dwelling units** are only permitted above the first **storey**; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(G) On 54 KENSINGTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 655-86, as amended.

(2024) Exception CR 2024

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(2025) Exception CR 2025

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, the main pedestrian entrance access to any non-residential use must be from King Street West.
- (E) On a **lot**, **public parking** is not a permitted use.
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (G) The land subject to this exception must comply with Regulation 955.10.(399).

(2026) Exception CR 2026

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

- (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) On a **lot**, **public parking** is not a permitted use.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(2027) Exception CR 2027

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) On a **lot**, **public parking** is not a permitted use.
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(2028) Exception CR 2028

The lands subject to this exception must comply with the following:

- (A) On a **lot**, service, maintenance and repair facility of a public **transportation use** is permitted.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(2029) Exception CR 2029

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On 411 DUPLEX AVE, 33 ORCHARD VIEW BLVD, 2300 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-68, as amended.

(2030) Exception CR 2030

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(E) On 30 ALVIN AVE, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 130-74, as amended.

(2031) Exception CR 2031

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2032) Exception CR 2032

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(2033) Exception CR 2033

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) The land subject to this exception must comply with Regulation 955.10.(386).

(2034) Exception CR 2034

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2035) Exception CR 2035

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (D) These lands must comply with Prevailing By-law Section 955.10.(565).

(2036) Exception CR 2036

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2037) Exception CR 2037

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;

- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (D) **Dwelling units** are only permitted above the first **storey**; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)
- (G) On 64 OXFORD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 190-81, as amended;
- (H) On 260 AUGUSTA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 480-78, as amended.

(2038) Exception CR 2038

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (C) These lands must comply with Regulation 955.10.(393).
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)

(2039) Exception CR 2039

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (C) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)
- (D) On 110 BLOOR ST W, 145 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 105-79, as amended.

(2040) Exception CR 2040

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(2041) Exception CR 2041

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) The land subject to this exception must comply with Regulation 955.10.(433).

(2042) Exception CR 2042

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, an **eating establishment, take-out eating establishment, club, recreation use, amusement**

arcade, or billiard or pool room, are not permitted uses.

- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On 195 AVENUE RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 280-77, as amended.
- (E) On 175 AVENUE RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 137-08 (OMB), as amended.

(2043) Exception CR 2043

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, an **eating establishment**, **take-out eating establishment**, **club**, **recreation use**, **amusement arcade**, or billiard or pool room, are not permitted uses.
- (C) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)

(2044) Exception CR 2044

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(2045) Exception CR 2045

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

- ii) any portion of the **lot** located within the setback area in (E)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (E)(ii), above, must be used for **soft landscaping**.
- (F) On 203 JARVIS ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 182-70, as amended.

(2046) Exception CR 2046

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **retail store, retail service, financial institution, eating establishment, take-out eating establishment, drive-in eating establishment**, tailoring shop, dry cleaning shop, **personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle dealership, public parking, hotel, funeral home, veterinary hospital**, clinic, **holistic centre, education use, production studio, entertainment place of assembly, ancillary showroom**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2047) Exception CR 2047

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **retail store, retail service, financial institution, eating establishment, take-out eating establishment, drive-in eating establishment**, tailoring shop, dry cleaning shop, **personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle dealership, public parking, hotel, funeral home, veterinary hospital**, clinic, **holistic centre, education use, production studio, entertainment place of assembly, ancillary showroom**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 318-75, as amended.

(2048) Exception CR 2048

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971)

(2049) Exception CR 2049

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On the lands municipally known as 1 Bedford Road, 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 645-2007(OMB), as amended.
- (E) On the lands municipally known as 204 Bloor Street West, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 907-2006, as amended.

(2050) Exception CR 2050

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a retail store, financial institution, tailoring shop, retail service, dry cleaning shop, personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, public parking, hotel, funeral home, adult education school, veterinary hospital, clinic, holistic centre, education use, production studio, entertainment place of assembly,** or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2051) Exception CR 2051

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2052) Exception CR 2052

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;

- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54½ ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 267-73, as amended.

(2053) Exception CR 2053

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (973)
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10

(970).

(2054) Exception CR 2054

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970)
- (F) On 110 BLOOR ST W, 145 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 105-79, as amended.

(2055) Exception CR 2055

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) On these lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1167-08, as amended.

(2056) Exception CR 2056

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(2057) Exception CR 2057

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) On 85 BLOOR ST E, 44 HAYDEN ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 189-01, as amended.

(2058) Exception CR 2058

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a

financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) On these lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1167-08, as amended.

(2059) Exception CR 2059

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(2060) Exception CR 2060

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (E) On 21 AVENUE RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 188-69, as amended; and
- (F) On 150 Bloor Street West and 162 and 164 Cumberland Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1171-2009, as amended.

(2061) Exception CR 2061

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(2062) Exception CR 2062

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) The land subject to this exception must comply with Regulation 955.10.(411).
- (D) On 195 MERTON ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 358-00, as amended;
- (F) On 71 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 496-77, as amended;
- (G) On 100 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 94-0579, as amended;
- (H) On 35 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0053, as amended;
- (I) On 119 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0055, as amended;
- (J) On or between the even numbered addresses of 64 - 84 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 97-0523, as amended.

(2063) Exception CR 2063

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) The land subject to this exception must comply with Regulation 955.10.(411).
- (D) On 260 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0274, as amended;
- (E) On 319 MERTON ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 983-01, as amended.

(2064) Exception CR 2064

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(2065) Exception CR 2065

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(2066) Exception CR 2066

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On 18 MERTON ST, 1819 YONGE ST, 1835 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 394-87, as amended.

(2067) Exception CR 2067

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21670, as amended.

(2068) Exception CR 2068

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(2069) Exception CR 2069

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21670, as amended.

(2070) Exception CR 2070

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(2071) Exception CR 2071

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On 30 ALVIN AVE, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 130-74, as amended.

(2072) Exception CR 2072

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres; and
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) On 1 ST CLAIR AVE E, 1 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 363-76, as amended.

(2073) Exception CR 2073

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) On 1815 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1174-08, as amended;
- (G) On 18 MERTON ST, 1819 YONGE ST, 1835 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 394-87, as amended.

(2074) Exception CR 2074

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure**

that complies with the maximum permitted height as set out in 40.10.40.10(4).

- (F) On 1867 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 68-67, as amended.

(2075) Exception CR 2075

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (G) On 50 HOLLY ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22199, as amended; and
- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2076) Exception CR 2076

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(2077) Exception CR 2077

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service**

shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) On 411 DUPLEX AVE, 33 ORCHARD VIEW BLVD, 2300 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-68, as amended.

(2078) Exception CR 2078

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On 77 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22080, as amended.

(2079) Exception CR 2079

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21670, as amended.

(2080) Exception CR 2080

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment, or a recreation use** is not permitted, unless:
 - (i) the lot's **front lot line** is on College Street;
 - (ii) the use is located at or above grade on the ground floor of the **building** only;
 - (iii) the aggregate area of all operable windows and doors located in any ground floor wall facing a **street** other than College Street is not greater than 3.3 square metres, except to the extent a greater area is required by the Ontario **Building Code**, as amended; and
 - (iv) a patio, if any, is located between the main **front wall** of the **building** where the use is located and the **front lot line** of the **lot** or between the main side wall facing the **side lot line** of the same **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**; and
- (B) on a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment, recreation use** or any combination of these uses is 300 square metres.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On or between the even numbered addresses of 452 - 456 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 477-87, as amended; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2081) Exception CR 2081

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2082) Exception CR 2082

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(2083) Exception CR 2083

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a

financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(2084) Exception CR 2084

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (D) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (D)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (D)(ii), above, must be used for **soft landscaping**.
- (E) these lands must comply with City of Toronto by-law 537-2005.

(2085) Exception CR 2085

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (C) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (C)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (C)(ii), above, must be used for **soft landscaping**.

(2086) Exception CR 2086

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (F) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (F)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (F)(ii), above, must be used for **soft landscaping**.
- (G) On 203 JARVIS ST, the odd numbered addresses of 207 - 213 JARVIS ST, the odd numbered addresses of 215 - 219 JARVIS ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 197-93, as amended.
- (H) On 203 JARVIS ST, the odd numbered addresses of 207 - 213 JARVIS ST, the odd numbered addresses of 215 - 219 JARVIS ST, 225 JARVIS ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 517-76, as amended.

(2087) Exception CR 2087

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (G) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

- ii) any portion of the **lot** located within the setback area in (G)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - iii) a minimum of 75% of the **landscaped** area required by (G)(ii), above, must be used for **soft landscaping**.
- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2088) Exception CR 2088

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building or structure** is not permitted.
- (D) On a **lot**, a **building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (G) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (G)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - iii) a minimum of 75% of the **landscaped** area required by (G)(ii), above, must be used for **soft landscaping**.
- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a

lot frontage greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2089) Exception CR 2089

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building or structure** is not permitted.
- (D) On a **lot**, a **building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (G) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (G)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (G)(ii), above, must be used for **soft landscaping**.
- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2090) Exception CR 2090

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;

- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (E)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (E)(ii), above, must be used for **soft landscaping**.

(2091) Exception CR 2091

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (E)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (E)(ii), above, must be used for **soft landscaping**; and
- (F) These lands must comply with Prevailing By-law Section 955.10.(565).

(2092) Exception CR 2092

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a combined **retail store, manufacturing use** and **warehouse** is permitted subject to no more than two entrances to Jarvis Street.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (E)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and

(iii) a minimum of 75% of the **landscaped** area required by (E)(ii), above, must be used for **soft landscaping**; and

(F) These lands must comply with Prevailing By-law Section 955.10.(565).

(2093) Exception CR 2093

The lands subject to this exception must comply with the following:

(A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.

(C) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(D) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (D)(i), above, not covered by permitted **parking spaces**, **loading spaces**, and **driveways**, must only be used for **landscaping**; and

(iii) a minimum of 75% of the **landscaped** area required by (D)(ii), above, must be used for **soft landscaping**.

(2094) Exception CR 2094

The lands subject to this exception must comply with the following:

(A) On a **lot**, a permitted **manufacturing use** has a parking rate of:

(i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;

(ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and

(B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

(i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

(ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

(i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.

(D) On a **lot**, a **vehicle fuel station** use is a permitted use.

(2095) Exception CR 2095

The lands subject to this exception must comply with the following:

(A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2096) Exception CR 2096

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2097) Exception CR 2097

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2098) Exception CR 2098

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) On a **lot**, a **vehicle dealership** with an **ancillary vehicle service shop** is a permitted use other than a use that involves the sale or maintenance of motorcycles.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
- (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2099) Exception CR 2099

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) An open air market is permitted, if:
 - (i) it is not located in a permanent **structure**; and
 - (ii) the use is not operated for more than six months of every year.
- (C) On a **lot**, a machine laundry or banquet hall is a permitted use.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2100) Exception CR 2100

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **vehicle washing establishment** is a permitted use.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2101) Exception CR 2101

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2102) Exception CR 2102

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2103) Exception CR 2103

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(2104) Exception CR 2104

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2105) Exception CR 2105

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2106) Exception CR 2106

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2107) Exception CR 2107

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2108) Exception CR 2108

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971)
- (G) On 55 AVENUE RD, the even numbered addresses of 30 - 30A HAZELTON AVE, the even numbered addresses of 34 - 100 HAZELTON AVE, 1 WEBSTER AVE, 9 WEBSTER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 192-69, as amended.

(2109) Exception CR 2109

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(2110) Exception CR 2110

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (C) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(2111) Exception CR 2111

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (C) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(2112) Exception CR 2112

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

- (C) On 111 AVENUE RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 136-81, as amended.

(2113) Exception CR 2113

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 24.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "4" on the applicable maps referenced in Regulation 955.10. (1067).
- (F) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(2114) Exception CR 2114

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(2115) Exception CR 2115

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot**, **public parking** is not a permitted use.
- (J) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(2116) Exception CR 2116

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and

- (G) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (F).
- (H) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).
- (I) The land subject to this exception must comply with Regulation 955.10.(458).

(2117) Exception CR 2117

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).
- (E) On 89 CHESTNUT ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 142-69, as amended.

(2118) Exception CR 2118

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(2119) Exception CR 2119

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police**

station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 34.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "6" on the applicable maps referenced in Regulation 955.10. (1069).

(2120) Exception CR 2120

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 34.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "6" on the applicable maps referenced in Regulation 955.10. (1069).

(2121) Exception CR 2121

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2122) Exception CR 2122

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may

penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).

- (D) On 15 SUMMERHILL AVE, the odd numbered addresses of 1133 -1177 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 286-83, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2123) Exception CR 2123

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).
- (D) On 1365 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 346-77, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2124) Exception CR 2124

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).
- (D) On 30 ALVIN AVE, the odd numbered addresses of 25 - 29 HEATH ST E, 22 ST CLAIR AVE E, 1501 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 810-08, as amended.

(2125) Exception CR 2125

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 30.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "11" on the applicable maps referenced in Regulation 955.10. (1071).

(2126) Exception CR 2126

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 30.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "11" on the applicable maps referenced in Regulation 955.10. (1071).
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(2127) Exception CR 2127

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 30.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "11" on the applicable maps referenced in Regulation 955.10. (1071).

(2128) Exception CR 2128

The lands subject to this exception must comply with the following:

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (E) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (F) On a **lot**, **public parking** is a permitted use.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2129) Exception CR 2129

The lands subject to this exception must comply with the following:

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (E) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (F) On a **lot**, **public parking** is a permitted use.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2130) Exception CR 2130

The lands subject to this exception must comply with the following:

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (E) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (F) On a **lot**, **public parking** is a permitted use.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number

symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2131) Exception CR 2131

The lands subject to this exception must comply with the following:

- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (D) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (E) On a **lot**, **public parking** is a permitted use.
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2132) Exception CR 2132

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area**

of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2133) Exception CR 2133

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (D) **Premises** 745 Mount Pleasant Road, the maximum **interior floor area** of a **building** used for an **eating establishment, take-out eating establishment** or any combination of these uses is 485 square metres provided the use is located on the ground floor of the **building**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2134) Exception CR 2134

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2135) Exception CR 2135

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or a **non-residential building**, or a mixed use **building** is permitted, provided:
 - (i) an **apartment building** does not contain more than 343 **dwelling units**; or
 - (ii) a **non-residential building** has a **floor space index** that does not exceed 2.0; or
 - (iii) a mixed use **building** does not exceed 55,417 square metres in **gross floor area**, does not contain more than 343 **dwelling units** and the non-residential portion does not exceed a **floor space index** of 2.0.
- (B) On a **lot**, a **building** may have a height of 76.2 metres, provided:
 - (i) for the aggregate length of the frontage along Carlton Street of 99.0 metres, the height of the **building**

does not exceed 23.0 metres;

- (ii) for the aggregate length of a line parallel and 25.3 metres north of the northerly limit of Granby Street, the height of the **building** does not exceed 12.0 metres.
- (C) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2136) Exception CR 2136

The lands subject to this exception must comply with the following:

- (A) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2137) Exception CR 2137

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2138) Exception CR 2138

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (E) On 75 ST NICHOLAS ST, 692 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being former City of Toronto by-law 103-10, as amended;
- (F) On or between the odd numbered addresses of 5-9 St Joseph Street, the even numbered addresses of 606-618 Yonge Street and 11, 19, and 25 Nicholas Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1201-2009, as amended; and
- (G) On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 466-2005, as amended.

(2139) Exception CR 2139

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club,**

museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street for lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).

(2140) Exception CR 2140

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street for lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2141) Exception CR 2141

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club,**

museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2142) Exception CR 2142

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2143) Exception CR 2143

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and

- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (G) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).

(2144) Exception CR 2144

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2145) Exception CR 2145

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.

- (B) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (C) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2146) Exception CR 2146

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2147) Exception CR 2147

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2148) Exception CR 2148

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) On 360 BLOOR ST E, 425 ROSEDALE VALLEY RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 286-80, as amended.

(2149) Exception CR 2149

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2150) Exception CR 2150

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **place of assembly, entertainment place of assembly, eating establishment, or recreation use** or any combination with these uses exceed 200 square metres; and
- (B) an **eating establishment** must provide a minimum of 1 **parking space** for every 33 square metres of **interior floor area**, either on the **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (C) **Premises** 952 Kingston Road, a billiard hall is a permitted use up to 870 square metres of **interior floor area**, provided the **building** does not contain an **eating establishment, take-out eating establishment, place of assembly, entertainment place of assembly** or a **recreation use** other than a billiard hall; and

- (D) **Premises** 952 Kingston Road, a billiard hall must provide a minimum of 2.5 **parking space** for every 100 square metres, either on the **lot** or on lands zoned CR adjacent to Kingston Road, between Lawlor Avenue and Pickering Street, provided not more than 10 **parking spaces** are provided on adjacent lands.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2151) Exception CR 2151

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot**, **public parking** is not a permitted use.

- (J) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of the **front lot line**; and
- (K) These lands must comply with Prevailing By-law Section 955.10.(565).

(2152) Exception CR 2152

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2153) Exception CR 2153

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2154) Exception CR 2154

The lands subject to this exception must comply with the following:

- (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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) On a **lot**, **public parking** is not a permitted use.
- (H) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (I) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2155) Exception CR 2155

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2156) Exception CR 2156

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **recreation use** or any combination with these uses exceed 200 square metres; and
- (B) an **eating establishment** must provide a minimum of 1 **parking space** for every 33 square metres of **interior floor area**, either on the **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (C) **Premises** 980 Kingston Road, an **eating establishment** is a permitted use provided that the **interior floor area** of the use does not exceed that which existed on July 26, 1994.
- (D) The land subject to this exception must comply with Regulation 955.10.(429).

(2157) Exception CR 2157

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **place of assembly, entertainment place of assembly, eating establishment, or recreation use** or any combination with these uses exceed 200 square metres; and
- (B) an **eating establishment** must provide a minimum of 1 **parking space** for every 33 square metres of **interior floor area**, either on the **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (C) **Premises** 980 Kingston Road, an **eating establishment** is a permitted use provided that the **interior floor area** of the use does not exceed that which existed on July 26, 1994.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(2158) Exception CR 2158

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **place of assembly, entertainment place of assembly, eating establishment, or recreation use** or any combination with these uses exceed 200 square metres; and
- (B) an **eating establishment** must provide a minimum of 1 **parking space** for every 33 square metres of **interior floor area**, either on the **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (C) **Premises** 980 Kingston Road, an **eating establishment** is a permitted use provided that the **interior floor area** of the use does not exceed that which existed on July 26, 1994; and
- (D) These lands must comply with Prevailing By-law Section 955.10.(565).

(2159) Exception CR 2159

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club,**

museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2160) Exception CR 2160

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2161) Exception CR 2161

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2162) Exception CR 2162

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2163) Exception CR 2163

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- © In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) On 56 QUEEN ST E, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1015-03, as amended.

(2164) Exception CR 2164

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2165) Exception CR 2165

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2166) Exception CR 2166

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2167) Exception CR 2167

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(2168) Exception CR 2168

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii)

and (iii) of (D).

- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (G) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970).

(2169) Exception CR 2169

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2170) Exception CR 2170

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2171) Exception CR 2171

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2172) Exception CR 2172

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **seniors community house** or an emergency shelter is not a permitted use.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2173) Exception CR 2173

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** are permitted uses, provided:
 - (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
 - (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;

- (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
 - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2174) Exception CR 2174

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(2175) Exception CR 2175

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) On a **lot**, the minimum **front yard or side yard setback** from a **lot line** abutting Church street is 6.0 metres.

(2176) Exception CR 2176

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted; and
- (B) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (B) in a **building or structure** that is on a **lot**;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club, recreation use, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (E) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (F) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (F) in a **building or structure** that is on a **lot**;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (I) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.

(2177) Exception CR 2177

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(C) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 481-2010 as amended.

(2178) Exception CR 2178

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**; and
- (E) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 234-2010 as amended.

(2179) Exception CR 2179

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 137-2010 as amended.

(2180) Exception CR 2180

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(C) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 137-2010 as amended.

(2181) Exception CR 2181

The lands subject to this exception must comply with Prevailing By-law section 955.10 (978)

(2182) Exception CR 2182

The lands subject to this exception must comply with the following:

- (A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;
- (B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;
- (C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and
- (D) In addition to the uses permitted in the zone, a **vehicle dealership** is permitted if the minimum **lot frontage** is 22.0 metres.

(2183) Exception CR 2183

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being City of Toronto By-law 1172-2009, as amended.

(2184) Exception CR 2184

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.70.1, being City of Toronto By-law 412-2009.

(2185) Exception CR 2185

The lands subject to this exception must comply with:

- (A) The applicable prevailing bylaw in Article 950.70.1, being City of Toronto By-law 354-2009; and
- (B) **Dwelling units** are only permitted above the **first floor**.

(2186) Exception CR 2186

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.70.1, being City of Toronto By-law 739-2009.

(2188) Exception CR 2188

The lands subject to this exception must comply with the following:

- (A) On the even numbered addresses of 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 601-86, as amended.

(2189) Exception CR 2189

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police

station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) On 61 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 585-02, as amended.

(2190) Exception CR 2190

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) On a **lot**, a **recreation use** is not a permitted use.
- (F) On 12 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 63-80, as amended.

(2191) Exception CR 2191

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; and

- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (D) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (E) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (F) On 1033 BAY ST, 44 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 735-83, as amended.
- (G) On 1033 BAY ST, 26 ST JOSEPH ST, 44 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 742-85, as amended.
- (H) On 1033 BAY ST, 44 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 845-86, as amended.

(2192) Exception CR 2192

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot, public parking** is not a permitted use.

- (J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (K) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 428-82, as amended.
- (L) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 522-79, as amended.
- (M) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 636-82, as amended.
- (N) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 715-82, as amended.
- (O) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 743-79, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0194, as amended.

(2193) Exception CR 2193

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, the **building** shall be setback a minimum of 7.5 metres to a maximum of 9.5 metres from a **front lot line** or **side lot line** abutting Bay Street for a height of between 3.0 metres and 6.0 metres;
- (D) a maximum of 25% of the **main wall** of the **building** facing a **front lot line** or **side lot line** abutting Bay Street may be located more than 9.5 metres from a **front lot line**;
- (E) subject to (C) and (D), no portion of the **building** above grade may be located closer than 4.5 metres from the **front lot line** or **side lot line** abutting Bay Street; and
- (F) a clear width, free of obstructions including pillars and supports, of not less than 3.0 metres is provided between the **main wall** of the **building** and the **main wall** of the **building** described in (A) and (B) and the setback lined referred to in (E).
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and
- (H) These lands must comply with Prevailing By-law Section 955.10.(565).
- (I) On 655 BAY ST, 38 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 881-88, as amended.

(2194) Exception CR 2194

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, the **building** shall be setback a minimum of 7.5 metres to a maximum of 9.5 metres from a **front lot line** or **side lot line** abutting Bay Street for a height of between 3.0 metres and 6.0 metres;
- (D) a maximum of 25% of the **main wall** of the **building** facing a **front lot line** or **side lot line** abutting Bay Street may be located more than 9.5 metres from a **front lot line**;
- (E) subject to (C) and (D), no portion of the **building** above grade may be located closer than 4.5 metres from the **front lot line** or **side lot line** abutting Bay Street; and
- (F) a clear width, free of obstructions including pillars and supports, of not less than 3.0 metres is provided between the **main wall** of the **building** and the **main wall** of the **building** described in (A) and (B) and the setback lined referred to in (E).
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (I) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (H) and complying with (i), (ii) and (iii) of (H); and
- (J) These lands must comply with Prevailing By-law Section 955.10.(565).
- (K) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (L) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (M) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (N) On 736 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 423-91, as amended.
- (O) On 750 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 425-91, as amended.
- (P) On 770 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 427-91, as amended.
- (Q) On 720 BAY ST, 68 GERRARD ST W, 74 GERRARD ST W, 84 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 485-87, as amended.

(2195) Exception CR 2195

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, the **building** shall be setback a minimum of 7.5 metres to a maximum of 9.5 metres from a **front lot line** or **side lot line** abutting Bay Street for a height of between 3.0 metres and 6.0 metres;
- (D) a maximum of 25% of the **main wall** of the **building** facing a **front lot line** or **side lot line** abutting Bay Street may be located more than 9.5 metres from a **front lot line**;
- (E) subject to (C) and (D), no portion of the **building** above grade may be located closer than 4.5 metres from the **front lot line** or **side lot line** abutting Bay Street; and
- (F) a clear width, free of obstructions including pillars and supports, of not less than 3.0 metres is provided between the **main wall** of the **building** and the **main wall** of the **building** described in (A) and (B) and the setback lined referred to in (E).
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police**

station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (I) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (H) and complying with (i), (ii) and (iii) of (H); and
 - (J) These lands must comply with Prevailing By-law Section 955.10.(565).
 - (K) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
 - (L) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
 - (M) On 8 ELM ST, 33 GERRARD ST W, 43 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 440-85, as amended.
 - (N) On 655 BAY ST, 38 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 881-88, as amended.

(2196) Exception CR 2196

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and
- (D) These lands must comply with Prevailing By-law Section 955.10.(565).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (G) On 532 BAY ST, 570 BAY ST, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 680-04, as amended.
- (H) On 532 BAY ST, 570 BAY ST, 111 DUNDAS ST W, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 848-00, as amended.

(2197) Exception CR 2197

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and

- (D) These lands must comply with Prevailing By-law Section 955.10.(565).
- (E) On 525 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 367-84, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 593-06, as amended.

(2198) Exception CR 2198

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and
- (D) These lands must comply with Prevailing By-law Section 955.10.(565).
- (E) On 720 BAY ST, 68 GERRARD ST W, 74 GERRARD ST W, 84 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 485-87, as amended.

(2199) Exception CR 2199

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (F) On 10 SHUTER ST, 244 VICTORIA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 670-91, as amended.
- (G) On 10 SHUTER ST, 244 VICTORIA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0202, as amended.

(2200) Exception CR 2200

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) On 277 VICTORIA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 595-85, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0194, as amended.

(2201) Exception CR 2201

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a

nightclub is a permitted use, subject to the following:

- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0194, as amended.

(2202) Exception CR 2202

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (E) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 353-77, as amended.
- (F) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 392-83, as amended.
- (G) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 485-77, as amended.

(2203) Exception CR 2203

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (C) On or between the odd numbered addresses of 5-9 St Joseph Street, the even numbered addresses of 606-618 Yonge Street and 11, 19, and 25 Nicholas Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1201-2009, as amended.
- (D) On 1300 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 573-76, as amended.

(2204) Exception CR 2204

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (C) On or between the odd numbered addresses of 5-9 St Joseph Street, the even numbered addresses of 606-618 Yonge Street and 11, 19, and 25 Nicholas Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1201-2009, as amended.
- (D) On 11 SCOLLARD ST, 21 SCOLLARD ST, 876 YONGE ST, the even numbered addresses of 18 - 20 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 588-02, as amended.

(2205) Exception CR 2205

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On 11 SCOLLARD ST, 21 SCOLLARD ST, 876 YONGE ST, the even numbered addresses of 18 - 20 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 588-02, as amended.

(2206) Exception CR 2206

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;

(ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(D) On 11 SCOLLARD ST, 21 SCOLLARD ST, 876 YONGE ST, the even numbered addresses of 18 - 20 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 588-02, as amended.

(E) On 878 YONGE ST, the even numbered addresses of 890 - 900 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 667-83, as amended.

(2207) Exception CR 2207

The lands subject to this exception must comply with the following:

(A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(B) **Premises** 21 Scollard Street, a **recreation use** is permitted;

(C) **Premises** 21 Scollard Street, an **eating establishment** that is **ancillary** to a use permitted in (C) is also permitted;

(D) **Premises** 21 Scollard Street, no more than 6% of the **gross floor area** or 47 square metres, whichever is less, of the a use permitted in (B) can be used for **ancillary** dance floor, disc jockey, sound room, stage and tele-theatre gambling, except a **recreation use** with a **gross floor area** of 350 square metres, may have only 21 square metres of these **ancillary** uses.

(E) On 11 SCOLLARD ST, 21 SCOLLARD ST, 876 YONGE ST, the even numbered addresses of 18 - 20 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 588-02, as amended.

(2208) Exception CR 2208

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2209) Exception CR 2209

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and

(C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2210) Exception CR 2210

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;

- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
 - (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
 - (C) On 80 CHARLES ST E, 625 CHURCH ST, 99 HAYDEN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0481, as amended.
- (2211) Exception CR 2211
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
 - (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
 - (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
 - (D) **Premises** 49 to 75 Mutual Street inclusive, no part of a **building** may penetrate the height limit created by an **angular plane** projected at a 70 degree angle over the **lot**, at an elevation of 6.0 metres along the entire length of a **lot line** abutting a **lane** along the **rear lot line**;
 - (E) **Premises** 49 to 75 Mutual Street inclusive, the minimum **front yard setback** is 3.0 metres; and
 - (F) **Premises** 49 to 75 Mutual Street inclusive, the maximum permitted height of a **building** is 27.0 metres.
 - (G) **Premises** 77 Mutual Street, no part of a **building** may penetrate the height limit created by an **angular plane** projected at a 70 degree angle over the **lot**, at an elevation of 6.0 metres along the entire length of a **lot line** abutting a **lane** along the **rear lot line**;
 - (H) **Premises** 77 Mutual Street, the minimum **front yard setback** is 2.0 metres; and
 - (I) **Premises** 77 Mutual Street, the maximum permitted height of a **building** is 27.0 metres
 - (J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
 - (K) On the odd numbered addresses of 51A - 53A MUTUAL ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 33-93, as amended.

(2212) Exception CR 2212

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **lot area** of 207 square metres or less also contains a **building** that existed on July 9, 1991 the **parking space** requirement is:
 - (i) 1 **parking space** if it contains 4 or more **dwelling units**; and
 - (ii) 0 **parking spaces** in all other cases.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The lands subject to this exception must comply with the following:
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (E) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (E) **Dwelling units** are only permitted above the first **storey**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(767).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(783).

(2213) Exception CR 2213

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **lot area** of 207 square metres or less also contains a **building** that existed on July 9, 1991 the **parking space** requirement is:
 - (i) 1 **parking space** if it contains 4 or more **dwelling units**; and
 - (ii) 0 **parking spaces** in all other cases.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (E) **Dwelling units** are only permitted above the first **storey**; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(767).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(783).

(2214) Exception CR 2214

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2215) Exception CR 2215

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2216) Exception CR 2216

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(428); and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On 403 KEELE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 746-03, as amended.

(2217) Exception CR 2217

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(468).
- (B) On 110 CHARLES ST W, 4 ST THOMAS ST, the even numbered addresses of 6 - 8 ST THOMAS ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 60-08, as amended.

(2218) Exception CR 2218

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(490).
- (B) On 50 MUSGRAVE ST, 612 VICTORIA PARK AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0420, as amended.

(2219) Exception CR 2219

The lands subject to this exception must comply with the following:

- (A) On 1262 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 137-81, as amended;
- (B) On 2359 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 209-91, as amended;
- (C) On 2494 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 524-78, as amended;
- (D) On 1336 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 553-80, as amended;
- (E) On or between the odd numbered addresses of 2526 -2550 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 824-86, as amended; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

- (G) On 2494 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 597-78, as amended.
- (H) On 2494 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 617-86, as amended.
- (I) On 695 COXWELL AVE, 1577 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 897-88, as amended.

(2220) Exception CR 2220

The lands subject to this exception must comply with the following:

- (A) On 3336 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 148-78, as amended; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On 2925 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 194-78, as amended.
- (D) On 2881 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 51-80, as amended.
- (E) On 283 GILMOUR AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 631-91, as amended.

(2221) Exception CR 2221

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (B) On the odd numbered addresses of 2541A -2547A DUNDAS ST W, the odd numbered addresses of 2547B -2551B DUNDAS ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 251-00, as amended.

(2222) Exception CR 2222

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area**

of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (B) On the odd numbered addresses of 2755 -2763 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 483-78, as amended.

(2223) Exception CR 2223

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (B) On 348 BROADVIEW AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-82, as amended.

(2224) Exception CR 2224

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 71 - 71R PAPE AVE, 83 PAPE AVE, the odd numbered addresses of 1015 -1021 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 369-76, as amended;
- (B) On 929 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 86-81, as amended; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 535-80, as amended.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 704-79, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 844-79, as amended.

(2225) Exception CR 2225

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2226) Exception CR 2226

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2227) Exception CR 2227

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2228) Exception CR 2228

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (B) On 1884 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 200-79, as amended.
- (C) On 1884 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22-76, as amended.
- (D) On 1884 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 565-75, as amended.

(2229) Exception CR 2229

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (B) On 1380 BLOOR ST W, the odd numbered addresses of 11 - 43 PEAR TREE MEWS, 121 RANKIN CRES, the odd numbered addresses of 7 - 39 RANKIN CRES, 77 RANKIN CRES, the even numbered addresses of 100 - 102 RANKIN CRES, the even numbered addresses of 104 - 150 RANKIN CRES, the even numbered addresses of 152 - 154 RANKIN CRES, the odd numbered addresses of 17 - 29 SYMINGTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 43-90, as amended.
- (C) On 1380 BLOOR ST W, the odd numbered addresses of 11 - 43 PEAR TREE MEWS, the odd numbered addresses of 7 - 39 RANKIN CRES, 77 RANKIN CRES, the even numbered addresses of 100 - 102 RANKIN CRES, the even numbered addresses of 104 - 150 RANKIN CRES, the even numbered addresses of 152 - 154 RANKIN CRES, the odd numbered addresses of 17 - 29 SYMINGTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0428, as amended.

(2230) Exception CR 2230

The lands subject to this exception must comply with the following:

- (A) On 601 KINGSTON RD, the odd numbered addresses of 609 - 637 KINGSTON RD, the applicable

prevailing by-law in Article 950.50.1, being former City of Toronto by-law 194-05, as amended; and

- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(777).

(2231) Exception CR 2231

The lands subject to this exception must comply with the following:

- (A) On 1709 BLOOR ST W, 515 PARKSIDE DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 280-86, as amended; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On 1678 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 528-81, as amended.
- (D) On 1700 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 624-80, as amended.
- (E) On 1700 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 79-81, as amended.

(2232) Exception CR 2232

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

- (B) On the odd numbered addresses of 1393 -1399 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 19-82, as amended.
- (C) On the odd numbered addresses of 1393 -1399 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 283-78, as amended.
- (D) On the odd numbered addresses of 1393 -1399 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-79, as amended.
- (E) On the odd numbered addresses of 1393 -1399 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 807-77, as amended.

(2233) Exception CR 2233

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2234) Exception CR 2234

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2235) Exception CR 2235

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).
- (C) On 3080 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 466-76, as amended.
- (D) On 3080 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 83-74, as amended.

(2236) Exception CR 2236

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (B) the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 458-2005, as amended;
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2237) Exception CR 2237

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (B) the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 458-2005, as amended;
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (E) On 50 EGLINTON AVE W, 90 EGLINTON AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 20669, as amended.

(2238) Exception CR 2238

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(B) the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 458-2005;

(C) On 2340 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 339-80, as amended.

(D) On 2340 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 474-86, as amended.

(2239) Exception CR 2239

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(B) the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 458-2005;

(C) On 161 BAY ST, the odd numbered addresses of 171 - 181 BAY ST, 20 FRONT ST W, 30 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 44-88, as amended.

(2240) Exception CR 2240

The lands subject to this exception must comply with the following:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(B) the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 458-2005;

(C) On 1900 LAKE SHORE BLVD W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 458-05, as amended.

(2241) Exception CR 2241

The lands subject to this exception must comply with the following:

- (A) On 81 DALHOUSIE ST, 99 DALHOUSIE ST, 125 DUNDAS ST E, the even numbered addresses of 78 - 88 MUTUAL ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 247-91, as amended; and
- (B) These lands must comply with Prevailing By-law Section 955.10.(565).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).

(2242) Exception CR 2242

The lands subject to this exception must comply with the following:

- (A) On 202 BATHURST ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 144-83, as amended.
- (B) On the even numbered addresses of 198 - 200 BATHURST ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 193-88, as amended.
- (C) On 202 BATHURST ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 573-82, as amended.

(2243) Exception CR 2243

The lands subject to this exception must comply with the following:

- (A) On 877 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 257-80, as amended.
- (B) On 877 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 559-82, as amended.
- (C) On 877 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 746-79, as amended.
- (D) On 877 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 756-77, as amended.

(2244) Exception CR 2244

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).

(2245) Exception CR 2245

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(2246) Exception CR 2246

The lands subject to this exception must comply with the following:

- (A) On 383 SPADINA RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 701-86, as amended.
- (B) On 383 SPADINA RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 73-67, as amended.

(2247) Exception CR 2247

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and

take-out eating establishments may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.

- (B) An open air market is permitted, if:
 - (i) it is not located in a permanent **structure**; and
 - (ii) the use is not operated for more than six months of every year.
- (C) On a **lot**, a machine laundry or banquet hall is a permitted use.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (E) On 1245 DUPONT ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 724-04, as amended.

(2248) Exception CR 2248

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **vehicle washing establishment** is a permitted use.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2249) Exception CR 2249

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of the **front lot line**; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(2250) Exception CR 2250

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2251) Exception CR 2251

The lands subject to this exception must comply with the following:

(A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

(i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

(B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

(C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).

(G) On 532 BAY ST, 570 BAY ST, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 680-04, as amended.

(H) On 532 BAY ST, 570 BAY ST, 111 DUNDAS ST W, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 848-00, as amended.

(2252) Exception CR 2252

The lands subject to this exception must comply with the following:

(A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.

(B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).

(G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2253) Exception CR 2253

The lands subject to this exception must comply with the following:

(A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(B) On the even numbered addresses of 10 - 18 GRENVILLE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 681-92, as amended.

(2254) Exception CR 2254

The lands subject to this exception must comply with the following:

(A) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);

- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 245-86, as amended.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (F) On 55 LOMBARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 147-79, as amended.
- (G) On 55 LOMBARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 426-83, as amended.
- (H) On 99 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 505-82, as amended.
- (I) On 90 ADELAIDE ST E, 77 LOMBARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 711-77, as amended.
- (J) On 90 ADELAIDE ST E, 69 LOMBARD ST, 77 LOMBARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0140, as amended.

(2255) Exception CR 2255

The lands subject to this exception must comply with the following:

- (A) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 245-86, as amended.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) On 133 QUEEN ST E, 128 RICHMOND ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0166, as amended.

(2256) Exception CR 2256

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) On the odd numbered addresses of 103 - 109 KING ST E, 115 KING ST E, 145 KING ST E, 151 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 70-90, as amended.

(2257) Exception CR 2257

The lands subject to this exception must comply with the following:

- (A) The **angular plane** requirements of 40.10.40.70(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4); and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2258) Exception CR 2258

The lands subject to this exception must comply with the following:

- (A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4); and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (G) On 40 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21855, as amended.
- (H) On 30 ST CLAIR AVE W, 40 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22601, as amended.
- (I) On 30 ST CLAIR AVE W, 40 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22638, as amended.
- (J) On 55 ST CLAIR AVE W, 61 ST CLAIR AVE W, 63 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 309-75, as amended.
- (K) On 30 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 450-83, as amended.
- (L) On 33 DELISLE AVE, the even numbered addresses of 48 - 50 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 541-93, as amended.
- (M) On 47 ST CLAIR AVE W, 49 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 562-87, as amended.

(2259) Exception CR 2259

The lands subject to this exception must comply with the following:

- (A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure**

- that complies with the maximum permitted height as set out in 40.10.40.10(4); and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (G) On 135 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 246-04, as amended.

(2260) Exception CR 2260

The lands subject to this exception must comply with the following:

- (A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4); and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2261) Exception CR 2261

The lands subject to this exception must comply with the following:

- (A) On 1 BLOOR ST E, 23 BLOOR ST E, 14 HAYDEN ST, the odd numbered addresses of 709 - 711 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1167-08, as amended.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (C) On the odd numbered addresses of 709 - 711 YONGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 762-03, as amended.

(2262) Exception CR 2262

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 593-06, as amended.
- (D) On 180 QUEEN ST W, 190 SIMCOE ST, 330 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0599, as amended.

(2263) Exception CR 2263

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2264) Exception CR 2264

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(439).
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (D) On or between the even numbered addresses of 210 and 222 Ossington Avenue and, 227 and 235 Ossington Avenue the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1172-2009, as amended.
- (E) On 1289 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 524-83, as amended.

(2265) Exception CR 2265

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** may permit any of the permitted uses listed in the CR zone, provided:
 - (i) the **gross floor area** of permitted non-residential uses does not exceed 53,130 square metres; and
 - (ii) for the purposes of this exception, the calculation of **gross floor area** will include any portion of the **building** located below grade that is used for the purposes of **retail stores**.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (E).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (H) On 79 WELLINGTON ST W, 85 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 318-83, as amended.
- (I) On 79 WELLINGTON ST W, 85 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 701-82, as amended.

(2266) Exception CR 2266

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **entertainment place of assembly** is a permitted use.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and

- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971);
- (H) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-83, as amended.
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (K) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (L) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 244-79, as amended.
- (M) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 38-78, as amended.
- (N) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-78, as amended.
- (O) On 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 40-79, as amended.
- (P) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 641-87, as amended.
- (Q) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 707-82, as amended.
- (R) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 708-82, as amended.
- (S) On 483 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 714-82, as amended.
- (T) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 71-80, as amended.
- (U) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 886-78, as amended.
- (V) On 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 887-78, as amended.

(2267) Exception CR 2267

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article

955.10.(732).

(2268) Exception CR 2268

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(732).

(2269) Exception CR 2269

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(732).

(2270) Exception CR 2270

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the

lot, whichever is less; and

(ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

(C) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

(E) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

(F) For the purposes of (D) and (E) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2271) Exception CR 2271

The lands subject to this exception must comply with the following:

(A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:

(i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;

(ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10

- (970);
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
 - (G) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 80 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 192-03, as amended.
 - (H) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 118 YORKVILLE AVE, 80 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 250-04, as amended.
 - (I) On 69 YORKVILLE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 344-76, as amended.
 - (J) On 150 BLOOR ST W, 162 BLOOR ST W, 175 CUMBERLAND ST, the even numbered addresses of 162 - 164 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 674-80, as amended.

(2272) Exception CR 2272

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) The land subject to this exception must comply with Regulation 955.10.(430).
- (G) On 2727 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1171-08, as amended;
- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2273) Exception CR 2273

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses

that do not exceed 550 square metres of **gross floor area**;

- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2274) Exception CR 2274

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **club** is a permitted use if
- (i) the **floor space index** of non-residential uses does not exceed 3.0;
 - (ii) the height of the **building** does not exceed 14.0 metres.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2275) Exception CR 2275

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On or between the even numbered addresses of 1818 -1820 BAYVIEW AVE, 2400 YONGE ST, 2401 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 212-84, as amended.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2276) Exception CR 2276

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On 170 MANOR RD E, 650 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 543-04, as amended.

(2277) Exception CR 2277

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is permitted as an **ancillary** use.
- (B) On a **lot**, a **building** or **structure** that existed in 1987 is permitted to exceed the permitted height limit established by this By-law.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4); and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On the odd numbered addresses of 1369 -1379 BLOOR ST W, 2 MERCHANT LANE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 695-92, as amended.

(2278) Exception CR 2278

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking

rates set out in this By-law.

- (D) On a **lot**, a **tourist home** is a permitted use; and
- (E) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On or between the odd numbered addresses of 5 - 29A AITKEN PL, the even numbered addresses of 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, the odd numbered addresses of 1 - 25 DOUVILLE CRT, the even numbered addresses of 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, the even numbered addresses of 110 - 112 GEORGE ST S, 135 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 50 HENRY LANE TER, 85 HENRY LANE TER, the odd numbered addresses of 1 - 97 LONGBOAT AVE, the even numbered addresses of 150 - 150R LONGBOAT AVE, the even numbered addresses of 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, the odd numbered addresses of 5 - 43 PORTNEUF CRT, the even numbered addresses of 6 - 36 PORTNEUF CRT, the even numbered addresses of 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 140 THE ESPLANADE, 155 THE ESPLANADE, 160 THE ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, 133 WILTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
- (J) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 198-79, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
- (N) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 513-90, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (T) On 2 CHURCH ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-81, as amended.
- (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (V) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (W) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law

812-78, as amended.

- (X) On 2 CHURCH ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 848-79, as amended.
- (Y) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (Z) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (AA) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(2279) Exception CR 2279

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; and
- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On 96 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-72, as amended.
- (F) On 96 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 241-73, as amended.
- (G) On 96 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 723-85, as amended.

(2280) Exception CR 2280

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; and
- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principle **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.
- (D) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0

metres from the **front lot line**;

(ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (F) and complying with (i), (ii) and (iii) of (F).

(H) On 40 ALEXANDER ST, 70 ALEXANDER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 537-93, as amended.

(2281) Exception CR 2281

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio**, and an **ancillary showroom** are not permitted uses.

(D) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership**, and a **vehicle washing establishment** are not permitted uses.

(E) The land subject to this exception must comply with Regulation 955.10.(432); and

(F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.

(H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.

(I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.

(J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.

(K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.

(L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.

(M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.

- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.

(2282) Exception CR 2282

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio**, and an **ancillary showroom** are not permitted uses.
- (D) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership**, and a **vehicle washing establishment** are not permitted uses.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.

(2283) Exception CR 2283

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on

January 31, 1976.

- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio,** and an **ancillary showroom** are not permitted uses.
- (D) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership,** and a **vehicle washing establishment** are not permitted uses.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.

(2284) Exception CR 2284

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment,** or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (C) in a **building or structure** that is on a **lot**;
- (E) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club, recreation use, eating establishment,** or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the

area or on the **lot**; and

- (F) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (G) in a **building** or **structure** that is on a **lot**;
- (I) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (J) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (K) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (L) On 161R BRUNSWICK AVE, 129 HARBORD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 287-93, as amended.

(2285) Exception CR 2285

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (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 Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) On a **lot**, a **nursing home**, **residential care home**, **retirement home**, or seniors' community house is a permitted use.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) On 14 SPADINA RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 620-76, as amended.

(2286) Exception CR 2286

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a medical centre with offices for doctors, an operating room and **laboratory** facilities is a permitted use provided:
 - (i) the **building** or **structure** does not exceed the **gross floor area** that was permitted by By-law 18642, as amended to March 23, 1954; and
 - (ii) the **building**, **structure**, and the use of the land complies in all other respects with By-law 18642, as amended.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).

- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (G) On 95 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22304, as amended.

(2287) Exception CR 2287

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, the main pedestrian entrance access to any non-residential use must be from King Street West.
- (E) On a **lot**, **public parking** is not a permitted use.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0521, as amended.

(2288) Exception CR 2288

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a billiard hall, open air market, and **club** are not permitted uses;
- (B) On a **lot**, E zone uses are permitted in the CR zone, other than **vehicle repair shop**, builder's supply yard, fabricated metal manufacturing, and **contractor's establishment**; and
- (C) All permitted non-residential uses do not exceed a **floor space index** of 2.0.
- (D) On 43 ARGYLE ST, the even numbered addresses of 994 - 996 QUEEN ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 184-81, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On 130 and 180 Ossington Avenue the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1172-2009, as amended.
- (H) On 43 ARGYLE ST, the even numbered addresses of 994 - 996 QUEEN ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 283-81, as amended.

(2290) Exception CR 2290

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle fuel station** is a permitted use.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2291) Exception CR 2291

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) The land subject to this exception must comply with Regulation 955.10.(416).
and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) On the odd numbered addresses of 413 - 419 EGLINTON AVE W, 70 ELMSTHORPE AVE, 72 ELMSTHORPE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 354-81, as amended.

(2292) Exception CR 2292

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On 446 SPADINA RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 382-68, as amended.
- (C) On 439 SPADINA RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 60-88, as amended.

(2293) Exception CR 2293

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) On the lands municipally known as 625 Queen Street East, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 689-2007;
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2294) Exception CR 2294

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) On the lands municipally known as 625 Queen Street East, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 689-2007;
- (E) On 625 QUEEN ST E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 689-07, as amended.

(2295) Exception CR 2295

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 805-99, as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0279, as amended.

(2296) Exception CR 2296

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 805-99, as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0279, as amended.
- (E) On the odd numbered addresses of 1651 -1661 QUEEN ST E, 1669 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0280, as amended.

(2297) Exception CR 2297

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory**, **club**, **amusement arcade**, **recreation use**, **vehicle service shop**, **vehicle fuel station**, **public parking**, **vehicle dealership**, **vehicle washing establishment**, **production studio**, and an **ancillary showroom** are not permitted uses.
- (D) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station**, **vehicle service shop**, **vehicle dealership**, and a **vehicle washing establishment** are not permitted uses.

- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.

(2298) Exception CR 2298

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2299) Exception CR 2299

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2300) Exception CR 2300

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:

- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2301) Exception CR 2301

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2302) Exception CR 2302

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (E) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2303) Exception CR 2303

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the

lot, whichever is less; and

- (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On 334 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 275-74, as amended.
- (F) On 326 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 308-74, as amended.
- (G) On 340 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 313-74, as amended.
- (H) On 356 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 351-80, as amended.
- (I) On 356 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 389-74, as amended.
- (J) On 356 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 69-72, as amended.

(2304) Exception CR 2304

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle fuel station, vehicle service shop, vehicle repair shop, public parking, vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (B) A **financial institution, brew-on premises, caterer's shop, dry cleaning establishment, personal service shop, eating establishment, take-out eating establishment, service shop, or ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.
- (C) On a **lot**, a **retail store, a vehicle fuel station, and a vehicle service shop** are the only permitted uses.
- (D) The land subject to this exception must comply with Regulation 955.10.(454).
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

- (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On 2575 DANFORTH AVE, 2681 DANFORTH AVE, 2721 DANFORTH AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 249-00, as amended.
- (G) On 2575 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 328-68, as amended.

(2305) Exception CR 2305

The lands subject to this exception must comply with the following:

- (A) On a **lot**, service, maintenance and repair facility of a public **transportation use** is permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (E) On 1920 YONGE ST, 1930R YONGE ST, 1932R YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 967-88, as amended.

(2306) Exception CR 2306

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** containing office use is permitted to exceed the maximum **floor space index** established by the zone, provided:
 - (i) the excess **gross floor area** is not greater than the total of the floor areas of the second and third storeys of the office **building** above grade; and
 - (ii) the use of the second and third storeys of the office **building** are used exclusively for **vehicle** parking.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (G) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2307) Exception CR 2307

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot**, **public parking** is not a permitted use.
- (J) On or between the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1330-08, as amended.
- (K) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (L) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (M) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (N) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 41-79, as amended.
- (O) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 71-91, as amended.
- (P) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY

ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 834-79, as amended.

- (Q) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 840-78, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0194, as amended.

(2308) Exception CR 2308

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, the **building** shall be setback a minimum of 7.5 metres to a maximum of 9.5 metres from a **front lot line** or **side lot line** abutting Bay Street for a height of between 3.0 metres and 6.0 metres;
- (D) a maximum of 25% of the **main wall** of the **building** facing a **front lot line** or **side lot line** abutting Bay Street may be located more than 9.5 metres from a **front lot line**;
- (E) subject to (C) and (D), no portion of the **building** above grade may be located closer than 4.5 metres from the **front lot line** or **side lot line** abutting Bay Street; and
- (F) a clear width, free of obstructions including pillars and supports, of not less than 3.0 metres is provided between the **main wall** of the **building** and the **main wall** of the **building** described in (A) and (B) and the setback lined referred to in (E).
- (G) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (I) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (H) and complying with (i), (ii) and (iii) of (H); and
- (J) These lands must comply with Prevailing By-law Section 955.10.(565).
- (K) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 428-82, as amended.
- (L) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 522-79, as amended.
- (M) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 636-82, as amended.
- (N) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 715-82, as amended.
- (O) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 743-79, as amended.

(P) On 633 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 808-88, as amended.

(Q) On 636 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0519, as amended.

(2309) Exception CR 2309

The lands subject to this exception must comply with the following:

(A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

(i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

(B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

© On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971);

(E) On 55 CENTRE AVE, 108 CHESTNUT ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 322-87, as amended.

(F) On 439 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 270-81, as amended.

(G) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 593-06, as amended.

(H) On 439 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 697-82, as amended.

(I) On 111 CHESTNUT ST, 112 ELIZABETH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 710-82, as amended.

(2310) Exception CR 2310

The lands subject to this exception must comply with the following:

(A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

(i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

(B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

(C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).

(G) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 38-78, as amended.

(H) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-78, as amended.

(2311) Exception CR 2311

The lands subject to this exception must comply with the following:

(A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

(i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-83, as amended.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (H) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 38-78, as amended.
- (I) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-78, as amended.
- (J) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 641-87, as amended.
- (K) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 708-82, as amended.

(2312) Exception CR 2312

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (D) On 61 QUEEN ST E, 58 RICHMOND ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 250-85, as amended.

(2313) Exception CR 2313

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (D) On 55 JOHN ST, the odd numbered addresses of 215 - 225 KING ST W, 200 WELLINGTON ST W, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(742).
- (E) On 55 JOHN ST, the odd numbered addresses of 215 - 225 KING ST W, 200 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 616-89, as amended.

(2314) Exception CR 2314

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On 20 LOMBARD ST, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(747).
- (E) On 10 COURT ST, 92 KING ST E, 1 TORONTO ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 653-87, as amended.
- (F) On 36 TORONTO ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 726-84, as amended.

(2315) Exception CR 2315

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On 57 ADELAIDE ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 76-90, as amended.

(2316) Exception CR 2316

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On the even numbered addresses of 54 - 60 COLBORNE ST, 70 COLBORNE ST, 101 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0653, as amended.

(2317) Exception CR 2317

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On or between the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 245-79, as amended.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).

- (H) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 41-79, as amended.
- (I) On 8 ELM ST, 33 GERRARD ST W, 43 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 440-85, as amended.
- (J) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 71-91, as amended.
- (K) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 834-79, as amended.
- (L) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 840-78, as amended.

(2318) Exception CR 2318

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On 18 ELM ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 284-80, as amended; and
- (E) These lands must comply with Prevailing By-law Section 955.10.(565).
- (F) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 428-82, as amended.
- (G) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 522-79, as amended.
- (H) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 636-82, as amended.
- (I) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 715-82, as amended.
- (J) On 595 BAY ST, 633 BAY ST, 25 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 743-79, as amended.

(2319) Exception CR 2319

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (F) On 10 SHUTER ST, 244 VICTORIA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 670-91, as amended.
- (G) On 10 SHUTER ST, 244 VICTORIA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0202, as amended.

(2320) Exception CR 2320

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0194, as amended.

(2321) Exception CR 2321

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and

- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) The land subject to this exception must comply with Regulation 955.10.(409).
- (G) On or between the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1330-08, as amended.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (K) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 41-79, as amended.
- (L) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 71-91, as amended.
- (M) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 834-79, as amended.
- (N) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 840-78, as amended.

(2322) Exception CR 2322

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii)

and (iii) of (D).

- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (I) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 38-78, as amended.
- (J) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-78, as amended.
- (K) On 2 QUEEN ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 552-86, as amended.

(2323) Exception CR 2323

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) On 481 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 15518, as amended.
- (G) On 443 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 15203, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 593-06, as amended.

(2324) Exception CR 2324

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) On 21 CARLTON ST, 27 CARLTON ST, 45 CARLTON ST, 61 QUEEN ST E, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(760).
- (G) On 61 QUEEN ST E, 58 RICHMOND ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 250-85, as amended.

(2325) Exception CR 2325

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in

Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

- (F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (G) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (F).
- (H) On 1 KING ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 303-90, as amended.
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (K) On 100 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 173-88, as amended.
- (L) On 303 BAY ST, the even numbered addresses of 40 - 44 KING ST W, 104 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 503-84, as amended.

(2326) Exception CR 2326

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3

times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and

- (G) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (F).
- (H) On 1 QUEEN ST E, 20 RICHMOND ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 670-85, as amended.
- (I) On 1 QUEEN ST E, 20 RICHMOND ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 749-85, as amended.
- (J) On 15 RICHMOND ST E, 151 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-89, as amended.

(2327) Exception CR 2327

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (G) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (F).

(H) On 1 ADELAIDE ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 996-88, as amended.

(2328) Exception CR 2328

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The land subject to this exception must comply with Regulation 955.10.(408).
- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (F) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-83, as amended.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (I) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 244-79, as amended.
- (J) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 38-78, as amended.
- (K) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-78, as amended.
- (L) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 641-87, as amended.
- (M) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 707-82, as amended.
- (N) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 708-82, as amended.
- (O) On 483 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 714-82, as amended.
- (P) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 71-80, as amended.
- (Q) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 886-78, as amended.

(2329) Exception CR 2329

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The land subject to this exception must comply with Regulation 955.10.(437).
- (E) The land subject to this exception must comply with Regulation 955.10.(456).
- (F) On 110 EDWARD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 218-75, as amended; and

- (G) These lands must comply with Prevailing By-law Section 955.10.(565).
- (H) On 77 ELM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 672-79, as amended.
- (I) On 110 EDWARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 722-80, as amended.
- (J) On 110 EDWARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 863-80, as amended.

(2330) Exception CR 2330

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-83, as amended.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (H) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 244-79, as amended.
- (I) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 38-78, as amended.
- (J) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-78, as amended.
- (K) On 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 40-79, as amended.
- (L) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 641-87, as amended.
- (M) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 707-82, as amended.
- (N) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 708-82, as amended.
- (O) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 71-80, as amended.
- (P) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 886-78, as amended.
- (Q) On 525 BAY ST, 1 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 887-78, as amended.

(2331) Exception CR 2331

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking

rates set out in this By-law.

© On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) On 201 ELIZABETH ST, 90 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22909, as amended.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (G) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 353-77, as amended.
- (H) On 201 ELIZABETH ST, 90 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 369-68, as amended.
- (I) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 392-83, as amended.
- (J) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 485-77, as amended.

(2332) Exception CR 2332

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On 55 JOHN ST, the odd numbered addresses of 215 - 225 KING ST W, 200 WELLINGTON ST W, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(742).
- (E) On 55 JOHN ST, the odd numbered addresses of 215 - 225 KING ST W, 200 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 616-89, as amended.

(2333) Exception CR 2333

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (G) On or between the even numbered addresses of 150 - 166 YORK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 107-81, as amended.

- (H) On or between the even numbered addresses of 390 - 394 BAY ST, 65 QUEEN ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 119-68, as amended;
- (I) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 121-80, as amended;
- (J) On 1 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 129-83, as amended;
- (K) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (L) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (M) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (N) On 77 ADELAIDE ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 131-78, as amended.
- (O) On 73 RICHMOND ST W and 66 TEMPERANCE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 149-02, as amended.
- (P) 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 168-93, as amended.
- (Q) On 222 BAY ST, the odd numbered addresses of 55 - 77 KING ST W, 100 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 207-88, as amended.
- (R) On 1 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 27-83, as amended.
- (S) On 155 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 283-85, as amended.
- (T) On the even numbered addresses of 118A - 120 PEARL ST, 180 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 287-90, as amended.
- (U) On the odd numbered addresses of 95 - 107 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 30-83, as amended.
- (V) On 79 WELLINGTON ST W, 85 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 318-83, as amended.
- (W) On the even numbered addresses of 150 - 166 YORK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 335-80, as amended.
- (X) On 150 KING ST W, 75 SIMCOE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 416-81, as amended.
- (Y) On 200 KING ST W, 71 SIMCOE ST, 73 SIMCOE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 417-81, as amended.
- (Z) On 145R KING ST W, the odd numbered addresses of 95 - 107 WELLINGTON ST W, 70 YORK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 442-88, as amended.
- (AA) On 180 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 469-06, as amended.
- (BB) On 220 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-

law 475-91, as amended.

- (CC) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 47-80, as amended.
- (DD) On the even numbered addresses of 150 - 166 YORK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 522-80, as amended.
- (EE) On 320 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 56-87, as amended.
- (FF) On the odd numbered addresses of 95 - 107 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 592-84, as amended.
- (GG) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 593-06, as amended.
- (HH) On 121 KING ST W, 33 UNIVERSITY AVE, 111 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 606-82, as amended.
- (II) On 121 KING ST W, 33 UNIVERSITY AVE, 111 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 697-87, as amended.
- (JJ) On 79 WELLINGTON ST W, 85 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 701-82, as amended.
- (KK) On 200 KING ST W, 71 SIMCOE ST, 73 SIMCOE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 702-87, as amended.
- (LL) On 55 BREMNER BLVD, 55 YORK ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 726-06, as amended.
- (MM) On 222 BAY ST, the odd numbered addresses of 55 - 77 KING ST W, 100 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 946-88, as amended.

(2334) Exception CR 2334

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) On 161 BAY ST, the odd numbered addresses of 171 - 181 BAY ST, 20 FRONT ST W, 30 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 44-88, as amended.

(2335) Exception CR 2335

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a

recreation use and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (G) On 20 ADELAIDE ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 490-85, as amended.
- (H) On 20 ADELAIDE ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 629-87, as amended.

(2336) Exception CR 2336

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (G) On 303 BAY ST, the even numbered addresses of 40 - 44 KING ST W, 104 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 503-84, as amended.
- (H) On 20 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 506-84, as amended.
- (I) On 311 BAY ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 587-03, as amended.

(2337) Exception CR 2337

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) On 15 RICHMOND ST E, 151 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-89, as amended.

(2338) Exception CR 2338

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless an area equivalent to 0.3 times the area of the **lot** is used for **financial institution, personal service shop, holistic centre, pet services, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, education use, religious education use, post-secondary school, veterinary hospital, courts of law, passenger terminal, artist studio, production studio, amusement arcade, eating establishment, eating establishment, take-out eating establishment, cabaret, nightclub, retail store, funeral establishment, day nursery, place of worship, private school, public or separate school, place of assembly, or ancillary showroom**; and
- (E) On a **lot**, the maximum **gross floor area** shall not exceed the maximum **floor space index** value associated with the 'C' component minus 0.3 times the area of the **lot** unless, a minimum of 60% of the **main wall** of the **building** facing a **lot line** that abuts a **street** is used for the uses outlined in (D).
- (F) On a **lot**, surface **public parking** is not a permitted use.
- (G) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (H) On the even numbered addresses of 120 - 130 ADELAIDE ST W, 111 RICHMOND ST W, 22 SHEPPARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 511-78, as amended.
- (I) On the even numbered addresses of 120 - 130 ADELAIDE ST W, 111 RICHMOND ST W, 22 SHEPPARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 512-78, as amended.
- (J) 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, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 875-00, as amended.

(2339) Exception CR 2339

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:

- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) The land subject to this exception must comply with Regulation 955.10.(397); and
- (H) These lands must comply with Prevailing By-law Section 955.10.(565).
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0194, as amended.
- (J) 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-80, as amended.

(2340) Exception CR 2340

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On 99 CAMERON ST, the even numbered addresses of 216 - 220 SPADINA AVE, 222 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 466-80, as amended.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(728).

(2341) Exception CR 2341

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) On 345 BLOOR ST E, 77 HUNTLEY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 148-70, as amended.

(2342) Exception CR 2342

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54½ ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 267-73, as amended.
- (D) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54½ ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-80, as amended.
- (E) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 551-80, as amended.
- (F) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0534, as amended.
- (G) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0601, as amended.

(2343) Exception CR 2343

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On or between the odd numbered addresses of 507 - 521 DUNDAS ST W, 280 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 447-85, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).

(2344) Exception CR 2344

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an

elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

- (D) On 10 DELISLE AVE, 1560 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 104-01, as amended.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2345) Exception CR 2345

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (G) On 411 DUPLEX AVE, 33 ORCHARD VIEW BLVD, 2300 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-68, as amended; and
- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2346) Exception CR 2346

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The land subject to this exception must comply with Regulation 955.10.(473).

- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(728).

(2347) Exception CR 2347

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On the lands municipally known as 85 and 97 Eglinton Avenue East and 97 Dunfield Avenue, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 859-2007, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (F) On 79 DUNFIELD AVE, 85 EGLINTON AVE E, 97 EGLINTON AVE E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 859-07, as amended.

(2348) Exception CR 2348

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **hospital** is a permitted use, provided:
 - (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** that existed on the **lot** on March 31, 1979;
 - (ii) the height of the **building** does not exceed 18.0 metres;
 - (iii) the amount of **landscaped** open space that existed on the **lot** on March 31, 1979 is not reduced.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

- (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On 340 COLLEGE ST, 350 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 537-85, as amended.

(2349) Exception CR 2349

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** may exceed 1.5 times the area of the **lot** by 0.5 FSI if the area of the **lot** if the **lot area** is less than 139.35 square metres.
- (B) On a **lot**, a clinic, **eating establishment**, **take-out eating establishment**, **personal service shop**, **recreation use**, **retail service**, **pet services**, **laboratory**, **production studio**, **club**, **recreation use**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **vehicle dealership**, **funeral home**, **veterinary hospital**, and **holistic centre** is not a permitted use.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 80 YORKVILLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 192-03;
- (F) On 87 SCOLLARD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 236-81, as amended.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (H) On 87 SCOLLARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 258-75, as amended.

(2350) Exception CR 2350

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (C) On 55 CHARLES ST W, 57 CHARLES ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 559-78, as amended.
- (D) On 55 CHARLES ST W, 57 CHARLES ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 596-78, as amended.

(2351) Exception CR 2351

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.

- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.

(2352) Exception CR 2352

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (C) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 245-86, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (E) On 76 LOMBARD ST, 79R RICHMOND ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 658-91, as amended.
- (F) On 90 ADELAIDE ST E, 77 LOMBARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 711-77, as amended.
- (G) On 90 ADELAIDE ST E, 69 LOMBARD ST, 77 LOMBARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0140, as amended.

(2353) Exception CR 2353

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (C) On 184 SPADINA AVE, 188 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 181-83, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(728).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (F) On 184 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 422-83, as amended.

(2354) Exception CR 2354

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a

lot frontage greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (D) On 20 GROSVENOR ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 561-82, as amended.

(2355) Exception CR 2355

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(767).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(783).

(2356) Exception CR 2356

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On 5 ST JOSEPH ST, 15 ST NICHOLAS ST, the even numbered addresses of 606 - 618 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1201-09, as amended.
- (C) On 11 ST JOSEPH ST, 5 ST JOSEPH ST, 15 ST NICHOLAS ST, 9 ST NICHOLAS ST, the even numbered addresses of 606 - 618 YONGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 469-98, as amended.
- (D) On the even numbered addresses of 22 - 24 WELLESLEY ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 80-87, as amended.

(2357) Exception CR 2357

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On or between the even numbered addresses of 178 - 188 BEDFORD RD, 190 BEDFORD RD, 192 BEDFORD RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21970, as amended.
- (C) On the even numbered addresses of 178 - 188 BEDFORD RD, 190 BEDFORD RD, 192 BEDFORD RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22391, as amended.
- (D) On 247 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 368-73, as amended.

(2358) Exception CR 2358

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

- (B) On 38 GRENVILLE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 254-04, as amended;
- (C) On 30 COLLEGE ST, 25 GRENVILLE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 259-87, as amended.
- (D) On the even numbered addresses of 10 - 18 GRENVILLE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 681-92, as amended.

(2359) Exception CR 2359

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On the odd numbered addresses of 167 - 195 COLLEGE ST, 199 COLLEGE ST, 203 COLLEGE ST, 67 HENRY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 20821, as amended.
- (D) On 199 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-79, as amended.

(2360) Exception CR 2360

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On 239 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 344-91, as amended.

(2361) Exception CR 2361

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On 12 AMELIA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 394-79, as amended.

(2362) Exception CR 2362

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On 520 PARLIAMENT ST, the even numbered addresses of 44 - 46 WINCHESTER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 548-87, as amended.

(2363) Exception CR 2363

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On the odd numbered addresses of 255 - 267 COLLEGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law F 8-03, as amended.

(2364) Exception CR 2364

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On or between the even numbered addresses of 76 - 86 CHARLES ST W, 1 ST THOMAS ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1090-02, as amended.
- (C) On 1 ST THOMAS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 372-79, as amended.
- (D) On 1 ST THOMAS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 579-79, as amended.

- (E) On 110 CHARLES ST W, 4 ST THOMAS ST, the even numbered addresses of 6 - 8 ST THOMAS ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 60-08, as amended.
- (F) On the odd numbered addresses of 5 - 9 SULTAN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 792-79, as amended.
- (G) On 23 ST THOMAS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0093, as amended.
- (H) On the odd numbered addresses of 5 - 9 SULTAN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0501, as amended.

(2365) Exception CR 2365

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (C) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
- (D) 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 198-79, as amended.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
- (H) On 1 CHURCH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 417-91, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
- (J) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 513-90, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
- (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.

- (V) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (W) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(2366) Exception CR 2366

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (C) On 1 FRONT ST E, 5 THE ESPLANADE, 7 THE ESPLANADE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 860-08, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
- (F) 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 198-79, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
- (K) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 513-90, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (Q) On 2 CHURCH ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-81, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
- (U) On 2 CHURCH ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 848-79, as amended.
- (V) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.

(W) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.

(X) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(2367) Exception CR 2367

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(B) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 121-80, as amended.

(C) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 47-80, as amended.

(2368) Exception CR 2368

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(C) These lands must comply with Prevailing By-law Section 955.10.(565).

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).

(E) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 205-88, as amended.

(F) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 540-87, as amended.

(G) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 787-83, as amended.

(H) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 788-83, as amended.

(2369) Exception CR 2369

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each **6 bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (C) These lands must comply with Prevailing By-law Section 955.10.(565).
- (D) On 140 CARLTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 146-70, as amended.

(2370) Exception CR 2370

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with **12 dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than **12 dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each **6 bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (C) These lands must comply with Prevailing By-law Section 955.10.(565).
- (D) On the even numbered addresses of 74 - 86 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 1-79, as amended.
- (E) On the even numbered addresses of 74 - 86 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 56-82, as amended.
- (F) On the even numbered addresses of 74 - 86 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 763-78, as amended.

(2371) Exception CR 2371

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with **12 dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than **12 dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each **6 bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (C) These lands must comply with Prevailing By-law Section 955.10.(565).
- (D) On 951 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21926, as amended.
- (E) On 951 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22928, as amended.

(2372) Exception CR 2372

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (C) These lands must comply with Prevailing By-law Section 955.10.(565).
- (D) On 62 WELLESLEY ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 231-79, as amended.

(2373) Exception CR 2373

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (C) These lands must comply with Prevailing By-law Section 955.10.(565).
- (D) On 125 BOND ST, 137 BOND ST, 112 BOND ST, 122 BOND ST, the even numbered addresses of 288 - 310 CHURCH ST, 322 CHURCH ST, 101 GERRARD ST E, 87 GERRARD ST E, 44 GERRARD ST E, 17 GOULD ST, 25 GOULD ST, 55 GOULD ST, 50 GOULD ST, 55 MC GILL ST, the odd numbered addresses of 285 - 297 VICTORIA ST, 380 VICTORIA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-80, as amended.

(2374) Exception CR 2374

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 96 ST PATRICK ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 151-02, as amended;
- (C) On 248 SIMCOE ST, 438 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 171-88, as amended;
- (D) On 234 SIMCOE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 233-77, as amended;
- (E) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54½ ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 267-73, as amended; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On 234 SIMCOE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 284-77, as amended.
- (H) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54½ ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-80, as amended.
- (I) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 551-80, as amended.
- (J) On 30 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 761-86, as amended.
- (K) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0534, as amended.
- (L) On 180 QUEEN ST W, 190 SIMCOE ST, 330 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0599, as amended.
- (M) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0601, as amended.

(2375) Exception CR 2375

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 21 BALMUTO ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 226-07, as amended; and
- (C) On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 466-2005, as amended.
- (D) On 35 BALMUTO ST, 764 YONGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 466-05, as amended.

(2376) Exception CR 2376

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 250 DUNDAS ST W, 280 SIMCOE ST, 195 ST PATRICK ST, 211 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 273-83, as amended; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) On 280 SIMCOE ST, 211 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being

former City of Toronto by-law 528-80, as amended.

- (E) On 250 DUNDAS ST W, 280 SIMCOE ST, 195 ST PATRICK ST, 211 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 64-83, as amended.

(2377) Exception CR 2377

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 35 CHARLES ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 296-70, as amended.
- (C) On 35 CHARLES ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 57-67, as amended.

(2378) Exception CR 2378

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 326-85, as amended.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (D) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 787-83, as amended.
- (E) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 788-83, as amended.

(2379) Exception CR 2379

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, an **eating establishment, take-out eating establishment, club, recreation use, amusement arcade**, or billiard or pool room, are not permitted uses.
- (C) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (D) On 194 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 542-78, as amended.
- (E) On 202 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-77, as amended.

(2380) Exception CR 2380

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, an **eating establishment, take-out eating establishment, club, recreation use, amusement arcade**, or billiard or pool room, are not permitted uses;
- (C) **Premises** 142 and 144 Davenport Road are permitted a delicatessen but not an **eating establishment, club, recreation use, amusement arcade**, or billiard or pool room.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) On 184 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 584-78, as amended.

(2381) Exception CR 2381

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle**

service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio, and an ancillary showroom are not permitted uses.

- (C) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership, and a vehicle washing establishment** are not permitted uses.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.

(2382) Exception CR 2382

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** in a CR 2.0 C1.0 R1.5, a **laboratory, club, amusement arcade, recreation use, vehicle service shop, vehicle fuel station, public parking, vehicle dealership, vehicle washing establishment, production studio, and an ancillary showroom** are not permitted uses.
- (C) On a **lot** in a CR 2.5 C2.0 R2.0, a **vehicle fuel station, vehicle service shop, vehicle dealership, and a vehicle washing establishment** are not permitted uses.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.
 - (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.
 - (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.
 - (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.
 - (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.
 - (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.
 - (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.
 - (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.
 - (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.

(2383) Exception CR 2383

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the maximum **gross floor area** for commercial purposes is 1,622 square metres.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot**, a **recreation use** is not a permitted use.
- (E) On the even numbered addresses of 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 601-86, as amended.

(2384) Exception CR 2384

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (G) On 2 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 972-88, as amended.

(2385) Exception CR 2385

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot, a recreation use** is not a permitted use.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971);
- (E) On 789 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 114-74, as amended.
- (F) On 789 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 246-74, as amended.
- (G) On 789 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 456-76, as amended.

(2386) Exception CR 2386

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot, a recreation use** is not a permitted use.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (E) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 317-80, as amended.
- (F) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, 19 PARK RD, 21 PARK RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 657-89, as amended.
- (G) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 853-79, as amended.

(2387) Exception CR 2387

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot**, the maximum **interior floor area** used for a **nightclub, club, recreation use, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (C) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On 168 JOHN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 20-77, as amended.
- (G) On 168 JOHN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 590-76, as amended.

(2388) Exception CR 2388

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (C) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On 180 QUEEN ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 355-03, as amended.
- (H) On 180 QUEEN ST W, 190 SIMCOE ST, 330 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0599, as amended.

(2389) Exception CR 2389

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (D) On 398 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 235-75, as amended;
- (E) On 257 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 276-75, as amended;
- (F) On 346 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 573-78, as amended;
- (G) On 310 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 616-76, as amended;
- (H) On or between the odd numbered addresses of 263 - 271 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0343, as amended; and
- (I) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (J) On 257 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 443-75, as amended.
- (K) On 398 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 468-75, as amended.
- (L) On 346 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 574-78, as amended.
- (M) On 310 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 617-76, as amended.

(2390) Exception CR 2390

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).

- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (E) On 80 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 381-91, as amended.

(2391) Exception CR 2391

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) On 81 DALHOUSIE ST, 99 DALHOUSIE ST, 125 DUNDAS ST E, the even numbered addresses of 78 - 88 MUTUAL ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 247-91, as amended; and
- (D) the lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being by-law 180-2005, as amended;
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (H) On the even numbered addresses of 30 - 50 MUTUAL ST, 80 QUEEN ST E, 88 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 699-92, as amended.
- (I) On the even numbered addresses of 64 - 70 SHUTER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0064, as amended.

(2392) Exception CR 2392

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C); and
- (E) the lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being by-law 180-2005, as amended;
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (G) On the even numbered addresses of 30 - 50 MUTUAL ST, 80 QUEEN ST E, 88 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 699-92, as amended.

(2393) Exception CR 2393

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a retail store, financial institution, tailoring shop, retail service, dry cleaning shop, personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, public parking, hotel, funeral home, adult education school, veterinary hospital, clinic, holistic centre, education use, production studio, entertainment place of assembly**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) On 9 BEDFORD RD, 220 BLOOR ST W, 5 PRINCE ARTHUR AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 364-87, as amended.

(2394) Exception CR 2394

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (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 Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) On 10 SPADINA RD, 16 SPADINA RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 57-77, as amended.

(2395) Exception CR 2395

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (B) in a **building or structure** that is on a **lot**;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club, recreation use, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (E) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (F) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (F) in a **building or structure** that is on a **lot**;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking**

spaces for every 100 square metres of **interior floor area** of a caterer's shop, **club, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and

- (I) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (J) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (K) On 360 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 191-68, as amended.

(2396) Exception CR 2396

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (B) in a **building** or **structure** that is on a **lot**;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club, recreation use, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (E) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (F) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (F) in a **building** or **structure** that is on a **lot**;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (I) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principle **building** and the **rear lot line**.
- (J) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (K) On 720 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22581, as amended.
- (L) On 720 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22767, as amended.
- (M) On 736 SPADINA AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 345-04, as amended.

(2397) Exception CR 2397

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) On 1121 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 311-78, as amended.
- (F) On 55 CHARLES ST W, 57 CHARLES ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 559-78, as amended.
- (G) On 55 CHARLES ST W, 57 CHARLES ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 596-78, as amended.
- (H) On 1121 BAY ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 664-99, as amended.
- (I) On 1099 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 719-84, as amended.

(2398) Exception CR 2398

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0

metres from the **front lot line**;

- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (F) On 250 DUNDAS ST W, 280 SIMCOE ST, 195 ST PATRICK ST, 211 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 64-83, as amended.

(2399) Exception CR 2399

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On 30 CARLTON ST, 33 WOOD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 147-69, as amended.
- (E) On 30 CARLTON ST, 33 WOOD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 237-84, as amended.

- (F) On 20 CARLTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 238-79, as amended.
- (G) On 20 CARLTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 622-78, as amended.
- (H) On 20 CARLTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 87-80, as amended.

(2400) Exception CR 2400

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On 832 BAY ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 519-08, as amended.

(2401) Exception CR 2401

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) On a **lot**, a **recreation use** is not a permitted use.

- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (F) On 18 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 503-77, as amended.

(2402) Exception CR 2402

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 241 CHURCH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0220, as amended.

(2403) Exception CR 2403

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **recreation use** is not a permitted use.
- (C) On 18 DAVENPORT RD, 15 MC MURRICH ST, the even numbered addresses of 890 - 900 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 202-79, as amended.
- (D) On 878 YONGE ST, the even numbered addresses of 890 - 900 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 667-83, as amended.
- (E) On 18 DAVENPORT RD, 15 MC MURRICH ST, the even numbered addresses of 890 - 900 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 839-78, as amended.
- (F) On 77 MC MURRICH ST, 950 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 95-0137, as amended.

(2404) Exception CR 2404

The lands subject to this exception must comply with the following:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2405) Exception CR 2405

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article

955.10.(772).

(2406) Exception CR 2406

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2407) Exception CR 2407

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2408) Exception CR 2408

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

- (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (E) On 2131 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21739, as amended.
- (F) On 2131 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 327-69, as amended.
- (G) On 2131 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 337-67, as amended.
- (H) On 32 HILLSDALE AVE E, 2131 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 518-83, as amended.

(2409) Exception CR 2409

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (E) On 21 HILLSDALE AVE E, 9 HILLSDALE AVE E, the even numbered addresses of 12 - 16 MANOR RD E, the odd numbered addresses of 2079 -2085 YONGE ST, 2087 YONGE ST, the odd numbered addresses of 2093 -2111 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 809-84, as amended.

(2410) Exception CR 2410

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On 2 ROXBOROUGH ST E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 294-99, as amended.

(2411) Exception CR 2411

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with **12 dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each **6 bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2412) Exception CR 2412

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 360 BLOOR ST E, 425 ROSEDALE VALLEY RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 286-80, as amended;
- (C) On 388 BLOOR ST E, 425 ROSEDALE VALLEY RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 640-83, as amended.
- (D) On 360 BLOOR ST E, 425 ROSEDALE VALLEY RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 326-82, as amended.

(2413) Exception CR 2413

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 12 GLEN ELM AVE, 1639 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 394-06, as amended.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(2414) Exception CR 2414

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On or between the odd numbered addresses of 35 - 67 MATHERSFIELD DR, the even numbered addresses of 38 - 86 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73 - 81 MATHERSFIELD DR, the even numbered addresses of 220B - 220D MOUNT PLEASANT RD, 50 PRICEFIELD RD, the even numbered addresses of 10 - 30 SCRIVENER SQ, the odd numbered addresses of 5 - 25 SCRIVENER SQ, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 398-00, as amended.
- (C) On the even numbered addresses of 20 - 36 MARLBOROUGH AVE, the odd numbered addresses of 35 - 67 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73 - 81 MATHERSFIELD DR, the even numbered addresses of 38 - 86 MATHERSFIELD DR, the even numbered addresses of 104 - 150 RANKIN CRES, the odd numbered addresses of 5 - 25 SCRIVENER SQ, the even numbered addresses of 10 - 30 SCRIVENER SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0334, as amended.

(2415) Exception CR 2415

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (F) On 801 MOUNT PLEASANT RD, 803 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 74-81, as amended.

(2416) Exception CR 2416

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) The lands subject to this exception must comply with the following:
 - (A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
 - (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
 - (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
 - (D) On 101 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 327-67, as amended.

(2417) Exception CR 2417

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

- (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On 700 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 718-99, as amended.

(2418) Exception CR 2418

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On 477 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 467-76, as amended.

(2419) Exception CR 2419

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(771).

(2420) Exception CR 2420

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).
- (G) On 8 SNOWDON AVE, 18 WANLESS AVE, 3179 YONGE ST, the odd numbered addresses of 3357 - 3363 YONGE ST, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(757).

(2421) Exception CR 2421

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2422) Exception CR 2422

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (I) On 2567 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 280-84, as amended.

(2423) Exception CR 2423

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2424) Exception CR 2424

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2425) Exception CR 2425

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (H) On 21 HILLSDALE AVE E, 9 HILLSDALE AVE E, the even numbered addresses of 12 - 16 MANOR RD E, the odd numbered addresses of 2079 -2085 YONGE ST, 2087 YONGE ST, the odd numbered addresses of 2093 -2111 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 809-84, as amended.

(2426) Exception CR 2426

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for an **amusement arcade**, **recreation use**, **eating establishment**, or any combination of these uses is 400 square metres.
- (B) The land subject to this exception must comply with Regulation 955.10.(466).
- (C) On 80 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 392-76, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On 80 DANFORTH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto

by-law 487-76, as amended.

(2427) Exception CR 2427

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a clinic, **eating establishment, take-out eating establishment, personal service shop, pet services, laboratory, production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service, retail store, vehicle dealership or holistic centre** is not a permitted use.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971);
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) On 55 AVENUE RD, the even numbered addresses of 30 - 30A HAZELTON AVE, the even numbered addresses of 34 - 100 HAZELTON AVE, 1 WEBSTER AVE, 9 WEBSTER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 192-69, as amended.
- (F) On 55 AVENUE RD, the even numbered addresses of 12 - 24 HAZELTON AVE, 28 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 48-74, as amended.
- (G) On 9 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 501-77, as amended.
- (H) On 126 SCOLLARD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 654-82, as amended.
- (I) On 9 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 691-77, as amended.

(2428) Exception CR 2428

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(2429) Exception CR 2429

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) The land subject to this exception must comply with Regulation 955.10.(484).

- (E) On or between the even numbered addresses of 3018 -3020 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 2-10, as amended;
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).
- (H) On 3050 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0331, as amended.

(2430) Exception CR 2430

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On 20 GLEBE RD W, 40 ORCHARD VIEW BLVD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-81, as amended.
- (H) On 20 GLEBE RD W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 703-81, as amended.
- (I) On 20 GLEBE RD W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 704-81, as amended.

(2431) Exception CR 2431

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2432) Exception CR 2432

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article

955.10.(758).

- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2433) Exception CR 2433

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On 2346 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 422-90, as amended.

(2434) Exception CR 2434

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2435) Exception CR 2435

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).
- (F) On 2 ALEXANDRA BLVD, 2712 YONGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 81-99, as amended.

(2436) Exception CR 2436

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment** or any combination with these uses is 300 square metres.
- (B) **Premises** 628 Bloor Street West, the maximum **interior floor area** used for an **eating establishment** is 440 square metres.
- (C) On 571 BLOOR ST W, 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 228-83, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On 571 BLOOR ST W, 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 717-82, as amended.

(2437) Exception CR 2437

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or a **recreation use** is not permitted, unless:
 - (i) the lot's **front lot line** is on College Street;
 - (ii) the use is located at or above grade on the ground floor of the **building** only;
 - (iii) the aggregate area of all operable windows and doors located in any ground floor wall facing a **street** other than College Street is not greater than 3.3 square metres, except to the extent a greater area is required by the Ontario **Building Code**, as amended; and
 - (iv) a patio, if any, is located between the main **front wall** of the **building** where the use is located and the **front lot line** of the **lot** or between the main side wall facing the **side lot line** of the same **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**; and
- (B) on a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, **recreation use** or any combination of these uses is 300 square metres.
- (C) The land subject to this exception must comply with Regulation 955.10.(440).
- (D) On 72 CLINTON ST, 622 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 200-85, as amended.
- (E) On 200 MONTROSE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 319-78, as amended; and
- (F) these lands must comply with City of Toronto by-law 537-2005; and
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (H) On 593 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 232-77, as amended.
- (I) On 200 MONTROSE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 519-79, as amended.
- (J) On 650 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 739-81, as amended.

(2438) Exception CR 2438

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is not a permitted use.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (D) On 50 EGLINTON AVE W, 90 EGLINTON AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 20669, as amended.

(2439) Exception CR 2439

The lands subject to this exception must comply with the following:

- (A) On **lots** fronting onto Markham Street, between Lennox Street and Bloor Street West, despite 40.10.20, on a **lot** the only permitted uses are: an **art gallery, artist studio, retail store** involving the sale of artist's supplies, books, picture frames, antiques, stationery, decorator's supplies, fabrics, jewellery or perfume, **eating establishment**, a school for the performing arts, **personal service shop** and a interior decorator's studio;
- (B) On **lots** fronting onto Markham Street, between Lennox Street and Bloor Street West, a residential use is permitted provided it is not combined with another use.
- (C) On **lots** fronting onto Markham Street, between Lennox Street and Bloor Street West no more than two **dwelling units** in the upper portion of a **building** are used for the purpose of any use permitted in (A); and
- (D) a use that is **ancillary** to any of the uses permitted in (A) or (B)
- (E) On **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West, access only to uses permitted under the R zone is permitted.
- (F) Despite 40.10.20, on **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West the only permitted uses are: an **art gallery, artist studio, and retail store** involving the sale of artist's supplies, books, picture frames, antiques, stationery, decorator's supplies, fabrics, jewellery or perfume is a permitted use;
- (G) On **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West uses permitted under the R zone, provided the **building** or **structure** used for such purpose is not used for any other purpose;
- (H) On **lots** fronting onto west side of Markham Street, between Lennox Street and Bloor Street West no more than two **dwelling units** in the upper portion of a **building** are used for the purpose of any use permitted in (F); and
- (I) a use that is **ancillary** to any of the uses permitted in (F) or (G).
- (J) On a **lot** on the east side of Markham Street, between Bloor Street West and Lennox Street., storage of **vehicles** is permitted, provided
 - (i) the **lot** is fenced and **soft landscaped** within the required yard setback areas;
 - (ii) no **building**, other than one attendants shelter not exceeding one **storey** or 5.0 square metres in area;
 - (iii) no **vehicle** is stored closer than 6.0 metres to a **residential building** or 2.0 metres from any **lot line**; and
 - (iv) no gasoline pump or service equipment is located on the **lot**.
- (K) On a **lot**, the maximum **interior floor area** used for a **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment** or any combination with these uses is 300 square metres.
- (L) **Premises** 628 Bloor Street West, the maximum **interior floor area** used for an **eating establishment** is 440 square metres.
- (M) On 571 BLOOR ST W, 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 228-83, as amended; and
- (N) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (O) On 571 BLOOR ST W, 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 717-82, as amended.

(2440) Exception CR 2440

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (D) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (E) **Premises** 245 Eglinton Avenue East, the maximum **interior floor area** of a **building** used for an **eating establishment, take-out eating establishment** or any combination of these uses is 795 square metres located on the ground floor of the **building** adjacent to Mount Pleasant Road; and
- (F) **Premises** 245 Eglinton Avenue East, a minimum of 3 **parking space** for every 100 square metres of **interior floor area** is provided within the principal **building**.
- (G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (J) On 245 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 770-84, as amended.

(2441) Exception CR 2441

The lands subject to this exception must comply with the following:

- (A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2442) Exception CR 2442

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2443) Exception CR 2443

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

(C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

(D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(G) On 8 SNOWDON AVE, 18 WANLESS AVE, 3179 YONGE ST, the odd numbered addresses of 3357 - 3363 YONGE ST, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(757).

(H) On 3179 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 809-87, as amended.

- (I) On 18 WANLESS AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 902-99, as amended.

(2444) Exception CR 2444

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
- (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(2445) Exception CR 2445

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
- (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
- (a) 1.0 for each 6 **bed-sitting rooms**;
- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

- (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).
- (F) On 3130 YONGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 491-00, as amended.

(2446) Exception CR 2446

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On 40 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 277-69, as amended.
- (D) On 40 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 310-71, as amended.

(2447) Exception CR 2447

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The applicable prevailing By-law in Article 950.20.1., being the City of Toronto By-law 577-2009.
- (D) On 568 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 210-84, as amended.
- (E) On 568 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 490-67, as amended.
- (F) On the odd numbered addresses of 99 - 103 CHARLES ST E, 568 JARVIS ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 577-09, as amended.

(2448) Exception CR 2448

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 326-85, as amended; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each **6 bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (F) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 205-88, as amended.
- (G) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 540-87, as amended.
- (H) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 787-83, as amended.

(2449) Exception CR 2449

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) On 37 MUTUAL ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 445-78, as amended.

(2450) Exception CR 2450

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (D) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 326-85, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each **6 bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking.

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).

(G) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 787-83, as amended.

(H) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 788-83, as amended.

(2451) Exception CR 2451

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;

(ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:

(i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;

(ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(E) On 21 CARLTON ST, 27 CARLTON ST, 45 CARLTON ST, 61 QUEEN ST E, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(760).

(F) On 27 CARLTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 284-83, as amended.

(2452) Exception CR 2452

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;

(ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club**,

museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) On 21 CARLTON ST, 27 CARLTON ST, 45 CARLTON ST, 61 QUEEN ST E, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(760).
- (F) On 21 CARLTON ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 683-04, as amended.

(2453) Exception CR 2453

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**..
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) On 1033 BAY ST, 44 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 735-83, as amended.
- (F) On 1033 BAY ST, 26 ST JOSEPH ST, 44 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 742-85, as amended.
- (G) On 1033 BAY ST, 44 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 845-86, as amended.

(2454) Exception CR 2454

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On the land municipally known as 314 Jarvis Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 3-2006, as amended.
- (D) On the even numbered addresses of 296 - 298 JARVIS ST, 300 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 298-88, as amended.
- (E) On 314 JARVIS ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 3-06, as amended.
- (F) On 314 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 526-89, as amended.
- (G) On the even numbered addresses of 296 - 298 JARVIS ST, 300 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 725-81, as amended.

(2455) Exception CR 2455

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church street is 6.0 metres.
- (C) On or between the even numbered addresses of 30 - 38B CHARLES ST E, 40 CHARLES ST E, 35 HAYDEN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 319-92, as amended.
- (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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 601-86, as amended.

(2456) Exception CR 2456

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (F) On 10 BELLAIR ST, 100 BLOOR ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 133-99, as amended.

- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).

(2457) Exception CR 2457

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **lot area** of 207 square metres or less also contains a **building** that existed on July 9, 1991 the **parking space** requirement is:
 - (i) 1 **parking space** if it contains 4 or more **dwelling units**; and
 - (ii) 0 **parking spaces** in all other cases.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (E) **Dwelling units** are only permitted above the first **storey**; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On 54 KENSINGTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 655-86, as amended.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(767).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(783).

(2458) Exception CR 2458

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) On 1005 KING ST W, 915 KING ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 296-02, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0521, as amended.

(2459) Exception CR 2459

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) On the odd numbered addresses of 295 - 345 DUFFERIN ST, 1182 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 711-83, as amended.

(2460) Exception CR 2460

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, the main pedestrian entrance access to any non-residential use must be from King Street West.
- (E) On a **lot**, **public parking** is not a permitted use.
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (G) The land subject to this exception must comply with Regulation 955.10.(399).
- (H) On 1005 KING ST W, 915 KING ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 296-02, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0521, as amended.

(2461) Exception CR 2461

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot, public parking** is not a permitted use.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) On 18 STAFFORD ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 865-01, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0521, as amended.

(2462) Exception CR 2462

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot, public parking** is not a permitted use.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0521, as amended.

(2463) Exception CR 2463

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot, public parking** is not a permitted use.
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0521, as amended.

(2464) Exception CR 2464

The lands subject to this exception must comply with the following:

- (A) On a **lot**, service, maintenance and repair facility of a public **transportation use** is permitted.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (E) On 31 CHAPLIN CRES, 1800 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 251-80, as amended.
- (F) On 31 CHAPLIN CRES, the odd numbered addresses of 33 - 35 CHAPLIN CRES, 1800 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 75-80, as amended.

(2465) Exception CR 2465

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On 411 DUPLEX AVE, 33 ORCHARD VIEW BLVD, 2300 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-68, as amended.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2466) Exception CR 2466

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) On 30 ALVIN AVE, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 130-74, as amended.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2467) Exception CR 2467

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **building or structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.
- (B) On a **lot**, **public parking** as a principal use in a **building or structure** is not permitted.
- (C) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

- (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
- (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(728).

(2468) Exception CR 2468

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (D) On 55 PRINCE ARTHUR AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 746-81, as amended.

(2469) Exception CR 2469

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (D) On 38 AVENUE RD, 66 AVENUE RD, 4 LOWTHER AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 787-80, as amended.

(2470) Exception CR 2470

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On 141 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 977-79, as amended.

(2471) Exception CR 2471

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

- (d) 0.06 for each **dwelling unit** and used only for visitor parking; and
- (D) These lands must comply with Prevailing By-law Section 955.10.(565).
- (E) On 22 BALDWIN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 6, as amended.

(2472) Exception CR 2472

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (E) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 205-88, as amended.
- (F) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 540-87, as amended.
- (G) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 787-83, as amended.

(2473) Exception CR 2473

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and
- (D) **Dwelling units** are only permitted above the first **storey**; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10

- (970);
- (G) On 64 OXFORD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 190-81, as amended;
 - (H) On 260 AUGUSTA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 480-78, as amended.
 - (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(767).
 - (J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(783).
 - (K) On 64 OXFORD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 368-81, as amended.
 - (L) On 64 OXFORD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 369-81, as amended.
 - (M) On 64 OXFORD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 370-81, as amended.
 - (N) On 260 AUGUSTA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 481-78, as amended.
 - (O) On 260 AUGUSTA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 482-78, as amended.
 - (P) On 260 AUGUSTA AVE, 64 OXFORD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 638-76, as amended.
 - (Q) On 260 AUGUSTA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 768-84, as amended.

(2474) Exception CR 2474

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (C) These lands must comply with Regulation 955.10.(393).
- (D) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (E) On 1 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 356-89, as amended.
- (F) On 1 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 473-78, as amended.
- (G) On 1 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 474-78, as amended.
- (H) On 1 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 991-01, as amended.

(2475) Exception CR 2475

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (C) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (D) On 110 BLOOR ST W, 145 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 105-79, as amended.
- (E) On 110 BLOOR ST W, 145 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 201-79, as amended.
- (F) On 110 BLOOR ST W, 145 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 486-78, as amended.
- (G) On 110 BLOOR ST W, 145 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 845-84, as amended.

(2476) Exception CR 2476

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (C) On 235 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22769, as amended.
- (D) On 235 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 325-82, as amended.

(2477) Exception CR 2477

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (C) On 129 COLLEGE ST, 700 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 241-69, as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 593-06, as amended.

(2478) Exception CR 2478

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (C) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 593-06, as amended.

(2479) Exception CR 2479

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot, an eating establishment, take-out eating establishment, club, recreation use, amusement arcade**, or billiard or pool room, are not permitted uses.
- (C) On a **lot**, a **vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (D) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (G) On 210 AVENUE RD, 2A CHICORA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 874-78, as amended.

(2480) Exception CR 2480

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (E) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 317-80, as amended.
- (F) On 300 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 590-90, as amended.
- (G) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, 19 PARK RD, 21 PARK RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 657-89, as amended.
- (H) On the even numbered addresses of 278 - 278R BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 787-79, as amended.
- (I) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 853-79, as amended.
- (J) On the even numbered addresses of 278 - 278R BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 881-79, as amended.

(2481) Exception CR 2481

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a retail store, retail service, financial institution, eating establishment, take-out eating establishment, drive-in eating establishment, tailoring shop, dry cleaning shop, personal service shop, pet services, ancillary showroom, service shop, software development and processing, vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle dealership, public parking, hotel, funeral home, veterinary hospital, clinic, holistic centre, education use, production studio, entertainment place of assembly, ancillary showroom,** or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 318-75, as amended.
- (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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 319-75, as amended.

(2482) Exception CR 2482

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair**

shop, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On the lands municipally known as 1 Bedford Road, 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 645-2007(OMB), as amended.
- (E) On the lands municipally known as 204 Bloor Street West, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 907-2006, as amended.
- (F) On 9 BEDFORD RD, 220 BLOOR ST W, 5 PRINCE ARTHUR AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 364-87, as amended.
- (G) On 1 BEDFORD RD, the even numbered addresses of 230 - 244 BLOOR ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 645-07, as amended.
- (H) On 204 BLOOR ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 907-06, as amended.

(2483) Exception CR 2483

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, a **retail store**, **financial institution**, tailoring shop, **retail service**, dry cleaning shop, **personal service shop**, **pet services**, **ancillary showroom**, **service shop**, **software development and processing**, **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **public parking**, **hotel**, **funeral home**, adult education school, **veterinary hospital**, clinic, **holistic centre**, **education use**, **production studio**, **entertainment place of assembly**, or commercial bakery is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On 9 BEDFORD RD, 220 BLOOR ST W, 5 PRINCE ARTHUR AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 364-87, as amended.

(2484) Exception CR 2484

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0

metres from the **front lot line**;

- (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0534, as amended.
- (G) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0601, as amended.

(2485) Exception CR 2485

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

- (D) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54½ ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 267-73, as amended.
- (G) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54½ ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-80, as amended.
- (H) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 551-80, as amended.
- (I) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0534, as amended.
- (J) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0601, as amended.

(2486) Exception CR 2486

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (973);

- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (G) On 55 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 193-69, as amended.
- (H) On 50 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 499-77, as amended.
- (I) On 1166 BAY ST, 1170 BAY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 751-77, as amended.

(2487) Exception CR 2487

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (F) On 110 BLOOR ST W, 145 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 105-79, as amended.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (I) On 110 BLOOR ST W, 145 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 201-79, as amended.
- (J) On 110 BLOOR ST W, 145 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 486-78, as amended.
- (K) On 110 BLOOR ST W, 145 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 845-84, as amended.

(2488) Exception CR 2488

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) On these lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1167-08, as amended.
- (F) On the even numbered addresses of 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 601-86, as amended.

(2489) Exception CR 2489

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) On 146 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 486-79, as amended.
- (F) On 146 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 788-79, as amended.

(2490) Exception CR 2490

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating**

establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 593-06, as amended.

(2491) Exception CR 2491

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) On the odd numbered addresses of 117 - 121 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 88-82, as amended.
- (F) On the odd numbered addresses of 117 - 121 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-81, as amended.

(2492) Exception CR 2492

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place**

of worship, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (E) On these lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1167-08, as amended.
- (F) On 1 BLOOR ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 274-80, as amended.
- (G) On 2 BLOOR ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 85-01, as amended.

(2493) Exception CR 2493

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (E) On 21 AVENUE RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 188-69, as amended; and
- (F) On 150 Bloor Street West and 162 and 164 Cumberland Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1171-2009, as amended.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (H) On 150 BLOOR ST W, 162 BLOOR ST W, 175 CUMBERLAND ST, the even numbered addresses of 162 - 164 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 674-80, as amended.

(2494) Exception CR 2494

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.
- (F) On 109 FRONT ST E, the even numbered addresses of 110 - 112 GEORGE ST S, 140 THE ESPLANADE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 273-98, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
- (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (V) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(2495) Exception CR 2495

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) The land subject to this exception must comply with Regulation 955.10.(411).
- (D) On 195 MERTON ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 358-00, as amended;
- (F) On 71 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 496-77, as amended;

- (G) On 100 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 94-0579, as amended;
- (H) On 35 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0053, as amended;
- (I) On 119 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0055, as amended;
- (J) On or between the even numbered addresses of 64 - 84 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 97-0523, as amended.
- (K) On the even numbered addresses of 64 - 84 MERTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0551, as amended.
- (L) On 119 MERTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0594, as amended.

(2496) Exception CR 2496

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2497) Exception CR 2497

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (E) On 117 EGLINTON AVE E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 275-98, as amended.
- (F) On 123 EGLINTON AVE E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 881-98, as amended.
- (G) On 130 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 882-78, as amended.

(2498) Exception CR 2498

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On 18 MERTON ST, 1819 YONGE ST, 1835 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 394-87, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2499) Exception CR 2499

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building or structure**

that complies with the maximum permitted height as set out in 40.10.40.10(4).

- (C) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21670, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (G) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21699, as amended.
- (H) On 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 513-82, as amended.
- (I) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 89-68, as amended.

(2500) Exception CR 2500

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (F) On 40 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 638-83, as amended.

(2501) Exception CR 2501

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21670, as amended.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (H) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21699, as amended.
- (I) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 89-68, as amended.

(2502) Exception CR 2502

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On 245 DAVISVILLE AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 913-00, as amended.

(2503) Exception CR 2503

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres; and
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (C) On 30 ALVIN AVE, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 130-74, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2504) Exception CR 2504

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres; and
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) On 1 ST CLAIR AVE E, 1 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 363-76, as amended.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (I) On 1 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 729-78, as amended.
- (J) On 1 ST CLAIR AVE E, 1 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 730-78, as amended.

(2505) Exception CR 2505

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) On 1815 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1174-08, as amended;
- (G) On 18 MERTON ST, 1819 YONGE ST, 1835 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 394-87, as amended.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2506) Exception CR 2506

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) On 1867 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 68-67, as amended.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (I) On 1881 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 704-86, as amended.

(2507) Exception CR 2507

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

- (G) On 50 HOLLY ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22199, as amended; and
- (H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (K) On 30 SOUDAN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 38-81, as amended.
- (L) On 20 HOLLY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 491-67, as amended.
- (M) On 50 HOLLY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 735-86, as amended.
- (N) On the even numbered addresses of 78 - 84 HOLLY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 781-79, as amended.
- (O) On 20 HOLLY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 9-68, as amended.

(2508) Exception CR 2508

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2509) Exception CR 2509

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service**

shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (F) On 411 DUPLEX AVE, 33 ORCHARD VIEW BLVD, 2300 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-68, as amended.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2510) Exception CR 2510

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On 77 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22080, as amended.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (H) On 77 ST CLAIR AVE E, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(775).

(2511) Exception CR 2511

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (D) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (E) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21670, as amended.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (I) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21699, as amended.
- (J) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 89-68, as amended.

(2512) Exception CR 2512

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, entertainment place of**

assembly, eating establishment, take-out eating establishment, or a recreation use is not permitted, unless:

- (i) the lot's **front lot line** is on College Street;
 - (ii) the use is located at or above grade on the ground floor of the **building** only;
 - (iii) the aggregate area of all operable windows and doors located in any ground floor wall facing a **street** other than College Street is not greater than 3.3 square metres, except to the extent a greater area is required by the Ontario **Building Code**, as amended; and
 - (iv) a patio, if any, is located between the main **front wall** of the **building** where the use is located and the **front lot line** of the **lot** or between the main side wall facing the **side lot line** of the same **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**; and
- (B) on a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment, recreation use** or any combination of these uses is 300 square metres.
- (C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).
- (D) On or between the even numbered addresses of 452 - 456 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 477-87, as amended; and
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On 301 MARKHAM ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 284-99, as amended.
- (H) On 507 COLLEGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 821-02, as amended.

(2513) Exception CR 2513

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
- (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and

- (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (F) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 205-88, as amended.
- (G) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 540-87, as amended.
- (H) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 787-83, as amended.

(2514) Exception CR 2514

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (D) On 175 BLOOR ST E, 227 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0425, as amended.
- (E) On 175 BLOOR ST E, 227 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0610, as amended.
- (F) On 175 BLOOR ST E, 227 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 992-88, as amended.

(2515) Exception CR 2515

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

- (E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
- (F) On 175 BLOOR ST E, 227 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0425, as amended.
- (G) On 175 BLOOR ST E, 227 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0610, as amended.
- (H) On 175 BLOOR ST E, 227 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 992-88, as amended.

(2516) Exception CR 2516

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (D) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (D)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (D)(ii), above, must be used for **soft landscaping**.
- (E) these lands must comply with City of Toronto by-law 537-2005.
- (F) On 120 CARLTON ST, 130 CARLTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21433, as amended.

(2517) Exception CR 2517

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (D) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (E) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (E)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (E)(ii), above, must be used for **soft landscaping**.
- (F) On the even numbered addresses of 186 - 188 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 192-93, as amended.

(2518) Exception CR 2518

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2519) Exception CR 2519

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (E) On 1430 YONGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 460-04, as amended.

(2520) Exception CR 2520

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;

- (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(771).
- (E) On 1 BALMORAL AVE, 1360 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0317, as amended.

(2521) Exception CR 2521

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) On a **lot**, a **vehicle dealership** with an **ancillary vehicle service shop** is a permitted use other than a use that involves the sale or maintenance of motorcycles.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2522) Exception CR 2522

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross**

floor area; and

- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) On a **lot**, a **vehicle dealership** with an **ancillary vehicle service shop** is a permitted use other than a use that involves the sale or maintenance of motorcycles.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (I) On 2401 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 139-82, as amended.
- (J) On 2401 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 41-91, as amended.

(2523) Exception CR 2523

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (B) An open air market is permitted, if:
 - (i) it is not located in a permanent **structure**; and
 - (ii) the use is not operated for more than six months of every year.
- (C) On a **lot**, a machine laundry or banquet hall is a permitted use.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

- (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(771).

(2524) Exception CR 2524

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **vehicle washing establishment** is a permitted use.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(771).

(2525) Exception CR 2525

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(771).

(2526) Exception CR 2526

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2527) Exception CR 2527

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.
- (G) On 109 FRONT ST E, the even numbered addresses of 110 - 112 GEORGE ST S, 140 THE ESPLANADE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 273-98, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.

- (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
- (V) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (W) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(2528) Exception CR 2528

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (F) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (971);
- (G) On 55 AVENUE RD, the even numbered addresses of 30 - 30A HAZELTON AVE, the even numbered addresses of 34 - 100 HAZELTON AVE, 1 WEBSTER AVE, 9 WEBSTER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 192-69, as amended.
- (H) On 55 AVENUE RD, the even numbered addresses of 12 - 24 HAZELTON AVE, 28 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 48-74, as amended.

(2529) Exception CR 2529

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (C) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law

- 145-83, as amended.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.
 - (F) On 109 FRONT ST E, the even numbered addresses of 110 - 112 GEORGE ST S, 140 THE ESPLANADE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 273-98, as amended.
 - (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
 - (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
 - (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
 - (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
 - (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
 - (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
 - (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
 - (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
 - (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
 - (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
 - (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
 - (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
 - (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
 - (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
 - (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
 - (V) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(2530) Exception CR 2530

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (C) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law

478-78, as amended.

- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
- (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(2531) Exception CR 2531

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 24.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "4" on the applicable maps referenced in Regulation 955.10. (1067).
- (F) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.

- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
- (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (V) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
- (W) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (X) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(2532) Exception CR 2532

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station,

nightclub, cabaret and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot**, **public parking** is not a permitted use.
- (J) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).
- (K) On 189 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 643-87, as amended.

(2533) Exception CR 2533

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot**, **public parking** is not a permitted use.
- (J) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an

elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).

- (K) On 209 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 95-0602, as amended.

(2534) Exception CR 2534

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 28.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "5" on the applicable maps referenced in Regulation 955.10. (1068).
- (E) On 89 CHESTNUT ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 142-69, as amended.
- (F) On 89 CHESTNUT ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 147-72, as amended.
- (G) On 89 CHESTNUT ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 192-68, as amended.
- (H) On 111 CHESTNUT ST, 112 ELIZABETH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 710-82, as amended.

(2535) Exception CR 2535

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 34.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "6" on the applicable maps referenced in Regulation 955.10. (1069).
- (C) On 38 AVENUE RD, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(766).
- (D) On 38 AVENUE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-90, as amended.
- (E) On 38 AVENUE RD, 66 AVENUE RD, 4 LOWTHER AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 787-80, as amended.

(2536) Exception CR 2536

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).
- (D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
- (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a

lot frontage greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(771).

(2537) Exception CR 2537

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).
- (D) On 15 SUMMERHILL AVE, the odd numbered addresses of 1133 -1177 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 286-83, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(771).

(2538) Exception CR 2538

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).
- (D) On 1365 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 346-77, as amended; and
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a

lot frontage greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

- (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2539) Exception CR 2539

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 13.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "10" on the applicable maps referenced in Regulation 955.10. (1070).
- (D) On 30 ALVIN AVE, the odd numbered addresses of 25 - 29 HEATH ST E, 22 ST CLAIR AVE E, 1501 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 810-08, as amended.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2540) Exception CR 2540

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 30.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "11" on the applicable maps referenced in Regulation 955.10. (1071).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (F) On 2 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21852, as amended.
- (G) On 2 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21853, as amended.
- (H) On 2 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21903, as amended.
- (I) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (J) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(2541) Exception CR 2541

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an

elevation of 30.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "11" on the applicable maps referenced in Regulation 955.10. (1071).

- (B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (H) On 1 ST CLAIR AVE E, 1 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 730-78, as amended.

(2542) Exception CR 2542

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 30.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "11" on the applicable maps referenced in Regulation 955.10. (1071).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2543) Exception CR 2543

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (D) **Premises** 745 Mount Pleasant Road, the maximum **interior floor area** of a **building** used for an **eating establishment, take-out eating establishment** or any combination of these uses is 485 square metres provided the use is located on the ground floor of the **building**.
- (E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2544) Exception CR 2544

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or a **non-residential building**, or a mixed use **building** is permitted, provided:
 - (i) an **apartment building** does not contain more than 343 **dwelling units**; or
 - (ii) a **non-residential building** has a **floor space index** that does not exceed 2.0; or
 - (iii) a mixed use **building** does not exceed 55,417 square metres in **gross floor area**, does not contain more than 343 **dwelling units** and the non-residential portion does not exceed a **floor space index** of 2.0.
- (B) On a **lot**, a **building** may have a height of 76.2 metres, provided:
 - (i) for the aggregate length of the frontage along Carlton Street of 99.0 metres, the height of the **building** does not exceed 23.0 metres;
 - (ii) for the aggregate length of a line parallel and 25.3 metres north of the northerly limit of Granby Street, the height of the **building** does not exceed 12.0 metres.
- (C) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **day nursery**, **place of worship**, **public school**, separate school, **place of assembly**, **recreation use**, fire hall, police station, **nightclub**, **cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (H) On 21 CARLTON ST, 27 CARLTON ST, 45 CARLTON ST, 61 QUEEN ST E, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(760).

(2545) Exception CR 2545

The lands subject to this exception must comply with the following:

- (A) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store**, **retail service**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police

station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (G) On 576 CHURCH ST, 380 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21280, as amended.
- (H) On 576 CHURCH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 821-80, as amended.

(2546) Exception CR 2546

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (E) On 75 ST NICHOLAS ST, 692 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being former City of Toronto by-law 103-10, as amended;
- (F) On or between the odd numbered addresses of 5-9 St Joseph Street, the even numbered addresses of

606-618 Yonge Street and 11, 19, and 25 Nicholas Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1201-2009, as amended; and

- (G) On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 466-2005, as amended.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (I) On 730 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 223-67, as amended.
- (J) On 730 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22910, as amended.
- (K) On 555 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 284-68, as amended.
- (L) On 619 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 436-75, as amended.
- (M) On 35 BALMUTO ST, 764 YONGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 466-05, as amended.
- (N) On 11 ST JOSEPH ST, 5 ST JOSEPH ST, 15 ST NICHOLAS ST, 9 ST NICHOLAS ST, the even numbered addresses of 606 - 618 YONGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 469-98, as amended.
- (O) On 12 ALEXANDER ST, 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 511-82, as amended.

(2547) Exception CR 2547

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building or structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (E) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).

(2548) Exception CR 2548

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

- (B) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) On 377 CHURCH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 20-82, as amended.

(2549) Exception CR 2549

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, non-residential **gross floor area** of 0.3 FSI may be added to the FSI limit established by the zone, if the additional floor area is used only for, **retail store, retail service, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** .
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre**, library, **day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (G) The lands subject to this exception must comply with all the following Prevailing By-law section 955.10 (970);
- (H) On 557 CHURCH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 209-82, as amended.

(2550) Exception CR 2550

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a parking facility is only permitted, if:
 - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
 - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (D) On 80 CHARLES ST E, 625 CHURCH ST, 99 HAYDEN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0481, as amended.

(2551) Exception CR 2551

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) On 360 BLOOR ST E, 425 ROSEDALE VALLEY RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 286-80, as amended.
- (D) On 360 BLOOR ST E, 425 ROSEDALE VALLEY RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 326-82, as amended.

(2552) Exception CR 2552

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) On 429 BLOOR ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 982-79, as amended.

(2553) Exception CR 2553

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) 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**;
- (D) 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
- (E) a **non-residential building** or mixed use **building** is permitted without providing the required common outdoor **amenity space**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (G) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial**

institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret and courts of law; and

(iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (H) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) On a **lot**, **public parking** is not a permitted use.
- (J) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of the **front lot line**; and
- (K) These lands must comply with Prevailing By-law Section 955.10.(565).
- (L) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (M) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (N) On 8 ELM ST, 33 GERRARD ST W, 43 GERRARD ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 440-85, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0194, as amended.

(2554) Exception CR 2554

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number

symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0194, as amended.

(2555) Exception CR 2555

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
- (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (J) On 30 CHURCH ST, 60 WELLINGTON ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 151-89, as amended.
- (K) On the even numbered addresses of 54 - 60 COLBORNE ST, 70 COLBORNE ST, 101 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0653, as amended.

(2556) Exception CR 2556

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place**

of worship, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school**, separate school, **place of assembly, recreation use**, fire hall, police station, **nightclub, cabaret** and courts of law; and
 - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street for lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (E) On 167 CHURCH ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 452-03, as amended.

(2557) Exception CR 2557

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(738).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(739).
- (F) On the odd numbered addresses of 103 - 109 KING ST E, 115 KING ST E, 145 KING ST E, 151 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 70-90, as amended.

(2558) Exception CR 2558

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use**, clinic, fire hall, police station, **retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship**, public or separate school, or **place of assembly** subject to:
 - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
 - (ii) only 15.0 metres of the **front lot line** may be used for any one of the following uses: **financial**

institution, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, day nursery, place of worship, public school, separate school, place of assembly, recreation use, fire hall, police station, nightclub, cabaret and courts of law; and

- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) On a **lot** adjoining a **street** identified as a priority retail **street** on the applicable maps referenced in Regulation 955.10 (1080), a minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (G) On 10 COURT ST, 92 KING ST E, 1 TORONTO ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 653-87, as amended.

(2559) Exception CR 2559

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church street is 6.0 metres.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(2560) Exception CR 2560

The lands subject to this exception must comply with the following:

- (A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
 - (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
 - (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
 - (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
 - (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
 - (a) 1.0 for each 6 **bed-sitting rooms**;
 - (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
 - (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
 - (d) 0.06 for each **dwelling unit** and used only for visitor parking.
- (C) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 481-2010 as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 593-06, as amended.

(2561) Exception CR 2561

The lands subject to this exception must comply with the following:

- (A) The applicable prevailing bylaw in Article 950.70.1, being City of Toronto By-law 203-2009.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(2562) Exception CR 2562

The lands subject to this exception must comply with the Regulation 955.10.(785).

(2563) Exception CR 2563

The lands subject to this exception must comply with the following:

- (A) The lands subject to this exception must comply with the Regulation 955.10.(966); and
- (B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), no part of a **building** or **structure** may exceed a measurement equal to 70% of the horizontal distance between that part of the **building** or **structure** and any **lot line** that abuts a **lot** in a Residential Zone category; and
- (C) The minimum setback from a **lot line** in a Residential Zone category required in (A) above, is 9.5 metres.

(2564) Exception CR 2564

(A) On 164 AVENUE RD the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 569-08 (OMB), as amended.

(2565) Exception CR 2565

The lands subject to this exception must comply with the following:

- (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.

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

(4) Exception CRE 4

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **floor space index** for non-residential uses is 0.5; and
- (B) the pedestrian access to the non-residential uses on 251 Front Street is from Berkeley Street only.

(5) Exception CRE 5

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **floor space index** for non-residential uses is 0.5; and
- (B) the pedestrian access to the non-residential uses on 251 Front Street is from Berkeley Street only.

(6) Exception CRE 6

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976; and
- (B) On a **lot**, a **community centre** is a permitted use.

(7) Exception CRE 7

The lands subject to this exception must comply with the following:

- (A) On a **lot** an office or a **retail service** use are permitted uses, if:
- (i) it is located in only one **building** as it existed on August 1, 1982; and
 - (ii) the **lot** consists of only 204 Richmond Street West as it existed on August 1, 1982.
- (8) Exception CRE 8
- The lands subject to this exception must comply with the following:
- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (9) Exception CRE 9
- The lands subject to this exception must comply with the following:
- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (10) Exception CRE 10
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (12) Exception CRE 12
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses;
- (B) On a **lot**, the maximum **interior floor area** used for a **nightclub**, **club**, **recreation use**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 400 square metres; and
- (C) An **ancillary outdoor patio** associated with a **nightclub** may not be located between the rear wall of the principle **building** and the **rear lot line**, if the **lot** is within 10 metres of a **lot** in a residential zone category.
- (13) Exception CRE 13
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.
- (14) Exception CRE 14
- The lands subject to this exception must comply with the following:
- (A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** are permitted uses, provided:
- (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
 - (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
 - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk

opposite such entrance; and

(iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**; and

(B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(15) Exception CRE 15

The lands subject to this exception must comply with the following:

(A) On a **lot, retail store, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** are permitted uses, provided:

(i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;

(ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;

(iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**.

(16) Exception CRE 16

The lands subject to this exception must comply with the following:

(A) On a **lot, retail store, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** are permitted uses, provided:

(i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;

(ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;

(iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**.

(17) Exception CRE 17

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **retail store** is a permitted use on the ground floor of the **building**.

(22) Exception CRE 22

The lands subject to this exception must comply with the following:

(A) On a **lot**, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley **Street**.

(23) Exception CRE 23

The lands subject to this exception must comply with the following:

(A) On a **lot**, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street.

(B) On a **lot**, **personal service shop, financial institution, post office, service shop, clinic, day nursery, sports place of assembly** are not permitted uses, if the FSI of such uses exceeds 2.0.

(24) Exception CRE 24

The lands subject to this exception must comply with the following:

(A) In addition to the height requirements of Clause 40.10.40.10, no part of the **building** may penetrate the height created by an **angular plane** projected at a 45 degree angle over the **lot**, at an elevation of 18.0 metres along the entire length of the **front lot line**.

(25) Exception CRE 25

The lands subject to this exception must comply with the following:

(A) On a **lot, personal service shop, financial institution**, post office, **service shop**, clinic, **day nursery, sports place of assembly** are not permitted uses, if the FSI of such uses exceeds 2.0.

(26) Exception CRE 26

The lands subject to this exception must comply with the following:

(A) On a **lot, personal service shop, financial institution**, post office, **service shop**, clinic, **day nursery, sports place of assembly** are not permitted uses, if the FSI of such uses exceeds 2.0.

(27) Exception CRE 27

The lands subject to this exception must comply with the following:

(A) On a **lot, a seniors community house** or an emergency shelter is not a permitted use.

(31) Exception CRE 31

The lands subject to this exception must comply with the following:

(A) On 26 BERKELEY ST, the even numbered addresses of 210 - 222 THE ESPLANADE, 246 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 181-87, as amended.

(32) Exception CRE 32

On or between the even numbered addresses of 12-18 Mercer Street and 60 John Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1238-2009, as amended.

(33) Exception CRE 33

The lands subject to this exception must comply with the following:

(A) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(B) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (C)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and

(iii) a minimum of 75% of the **landscaped** area required by (C)(ii), above, must be used for **soft landscaping**.

(34) Exception CRE 34

The lands subject to this exception must comply with the following:

(A) On a **lot**, the maximum **floor space index** for non-residential uses is 0.5; and

(B) the pedestrian access to the non-residential uses on 251 Front Street is from Berkeley Street only.

(35) Exception CRE 35

The lands subject to this exception must comply with the following:

(A) On a **lot** an office or a **retail service** use are permitted uses, if:

(i) it is located in only one **building** as it existed on August 1, 1982; and

(ii) the **lot** consists of only 204 Richmond Street West as it existed on August 1, 1982.

(36) Exception CRE 36

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(37) Exception CRE 37

The lands subject to this exception must comply with the following:

(A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.

(38) Exception CRE 38

The lands subject to this exception must comply with the following:

(A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** are permitted uses, provided:

- (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
- (ii) the principle entrance to the use is located on a **building wall** that is within an 85 degree angle of the **front lot line**;
- (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club**, **place of assembly**, **community centre**, and **financial institution**.

(B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976; and

(C) On or between the even numbered addresses of 460 - 468 KING ST E, 470 KING ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 721-89, as amended.

(39) Exception CRE 39

The lands subject to this exception must comply with the following:

(A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** are permitted uses, provided:

- (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
- (ii) the principle entrance to the use is located on a **building wall** that is within an 85 degree angle of the **front lot line**;
- (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club**, **place of assembly**, **community centre**, and **financial institution**.

(40) Exception CRE 40

The lands subject to this exception must comply with the following:

(A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** are permitted uses, provided:

- (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
- (ii) the principle entrance to the use is located on a **building wall** that is within an 85 degree angle of the **front lot line**;
- (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club**, **place of assembly**, **community centre**, and **financial institution**.

(41) Exception CRE 41

The lands subject to this exception must comply with the following:

(A) The land subject to this exception must comply with Regulation 955.10.(381).

(B) The land subject to this exception must comply with Regulation 955.10.(435).

(C) The land subject to this exception must comply with Regulation 955.10.(465).

(D) On 252 ADELAIDE ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 131-80, as amended; and

- (E) On the lands municipally known as 406 Adelaide Street East, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1412-2007, as amended.
- (F) On 381-411 Richmond Street East and 424-406 Adelaide Street East the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 927-2002, as amended.

(42) Exception CRE 42

The lands subject to this exception must comply with the following:

- (A) On 26 BERKELEY ST, the even numbered addresses of 210 - 222 THE ESPLANADE, 246 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 181-87, as amended.

(43) Exception CRE 43

The lands subject to this exception must comply with the following:

- (A) On 300 FRONT ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 104-10, as amended.

(44) Exception CRE 44

The lands subject to this exception must comply with the following:

- (A) On 20 BLUE JAYS WAY, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1-05, as amended.

(46) Exception CRE 46

The lands subject to this exception must comply with the following:

- (A) 200 Adelaide Street West must comply with Regulation 955.10.(400).
- (B) On 126 SIMCOE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1080-07, as amended;
- (C) On 430 KING ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1349-07, as amended;
- (D) On or between the even numbered addresses of 306 - 308 RICHMOND ST W, the even numbered addresses of 318 - 322 RICHMOND ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 283-09, as amended.
- (E) On 21 Widmer Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 95-2006, as amended.
- (F) On and between the even numbered addresses of 100-104 JOHN ST and 295 ADELAIDE ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 517-2010, as amended.

(48) Exception CRE 48

The lands subject to this exception must comply with the following:

- (A) On 56 BLUE JAYS WAY, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1067-07, as amended;
- (B) On the lands municipally known as 99 Blue Jays Way, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 574-2007, as amended.

(51) Exception CRE 51

The lands subject to this exception must comply with the following:

- (A) On 393 KING ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 121-86, as amended;
- (D) On 375 KING ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 317-08, as amended.

(55) Exception CRE 55

The lands subject to this exception must comply with the following:

- (A) On these lands, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10. (970);

(57) Exception CRE 57

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres

from a **lot line** that abuts Berkeley **Street**.

(58) Exception CRE 58

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street; and
- (B) On a **lot**, **personal service shop**, **financial institution**, post office, **service shop**, clinic, **day nursery**, **sports place of assembly** are not permitted uses, if the FSI of such uses exceeds 2.0.

(59) Exception CRE 59

The lands subject to this exception must comply with the following:

- (A) In addition to the height requirements of Clause 40.10.40.10, no part of the **building** may penetrate the height created by an **angular plane** projected at a 45 degree angle over the **lot**, at an elevation of 18.0 metres along the entire length of the **front lot line**.

(60) Exception CRE 60

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **personal service shop**, **financial institution**, post office, **service shop**, clinic, **day nursery**, **sports place of assembly** are not permitted uses, if the FSI of such uses exceeds 2.0.

(61) Exception CRE 61

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **seniors community house** or an emergency shelter is not a permitted use.

(63) Exception CRE 63

The lands subject to this exception must comply with the following:

- (A) If a **lot** is located in a residential zone category:
 - (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
 - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (B) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the setback area in (C)(i), above, not covered by permitted **parking spaces**, **loading spaces**, and **driveways**, must only be used for **landscaping**; and
 - (iii) a minimum of 75% of the **landscaped** area required by (C)(ii), above, must be used for **soft landscaping**.
- (C) On or between the even numbered addresses of 108-116 George Street and 234 Adelaide Street East, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 215-2006, as amended.

(64) Exception CRE 64

The lands subject to this exception must comply with the following:

- (A) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 490-2010 as amended.

(67) Exception CRE 67

The lands subject to this exception must comply with the following:

- (A) On the odd numbered addresses of 61 - 63 JARVIS ST, 150 KING ST E, 172 KING ST E, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(779); and
- (B) On the odd numbered addresses of 61 - 63 JARVIS ST, 150 KING ST E, the even numbered addresses of 166 - 168 KING ST E, 172 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0233, as amended.

(68) Exception CRE 68

The lands subject to this exception must comply with the following:

- (A) On 177 FRONT ST E, the odd numbered addresses of 183 - 197 FRONT ST E, 21 LOWER SHERBOURNE ST, 200 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 410-93, as amended.

(69) Exception CRE 69

The lands subject to this exception must comply with the following:

- (A) On 48 STEWART ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 523-89, as amended.

(70) Exception CRE 70

The lands subject to this exception must comply with the following:

- (A) On a **lot, retail store, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** are permitted uses, provided:
 - (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
 - (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
 - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
 - (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**; and
- (B) On 393 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 42-88, as amended.

(71) Exception CRE 71

The lands subject to this exception must comply with the following:

- (A) On 26 BERKELEY ST, the even numbered addresses of 210 - 222 THE ESPLANADE, 246 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 181-87, as amended; and
- (B) On the odd numbered addresses of 31 - 33 PRINCESS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 77-93, as amended.

(72) Exception CRE 72

The lands subject to this exception must comply with the following:

- (A) On 20 BLUE JAYS WAY, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1-05, as amended;
- (B) On 400 FRONT ST W, **public parking** is a permitted use; and
- (C) On 400 FRONT ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 650-91, as amended.

(73) Exception CRE 73

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (B) On 160 FREDERICK ST, 201 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 477-81, as amended;
- (C) On the odd numbered addresses of 159 - 161 FREDERICK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 629-88, as amended; and
- (D) On 160 FREDERICK ST, 120 FRONT ST E, 25 GEORGE ST, 201 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 697-84, as amended.

(74) Exception CRE 74

The lands subject to this exception must comply with the following:

- (A) On 181 RICHMOND ST W, **public parking** is a permitted use;
- (B) 200 Adelaide Street West must comply with Regulation 955.10.(400);
- (C) On 126 SIMCOE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1080-07, as amended;
- (D) On 430 KING ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1349-07, as amended;
- (E) On or between the even numbered addresses of 306 - 308 RICHMOND ST W, the even numbered addresses of 318 - 322 RICHMOND ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 283-09, as amended;

- (F) On 21 Widmer Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 95-2006, as amended;
- (G) On and between the even numbered addresses of 100-104 JOHN ST and 295 ADELAIDE ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 517-2010, as amended;
- (H) On 200 ADELAIDE ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 230-80, as amended;
- (I) On the even numbered addresses of 230 - 240 RICHMOND ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 314-86, as amended;
- (J) On 200 ADELAIDE ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 371-76, as amended;
- (K) On 370 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 439-87, as amended;
- (L) On 388 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 553-86, as amended;
- (M) On 430 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 554-86, as amended;
- (N) On 370 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 592-91, as amended;
- (O) On 266 ADELAIDE ST W, the even numbered addresses of 268 - 270 ADELAIDE ST W, 109 JOHN ST, the odd numbered addresses of 111 - 117 JOHN ST, 119 JOHN ST, the odd numbered addresses of 121 - 129 JOHN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 651-82, as amended;
- (P) On 214 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 88-86, as amended.
- (Q) On the odd numbered addresses of 21 - 31 WIDMER ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 95-06, as amended; and
- (R) On 259 RICHMOND ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0016, as amended.

(75) Exception CRE 75

The lands subject to this exception must comply with the following:

- (A) On 56 BLUE JAYS WAY, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1067-07, as amended;
- (B) On the lands municipally known as 99 Blue Jays Way, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 574-2007, as amended.
- (C) On 99 BLUE JAYS WAY, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 574-07, as amended.
- (D) On the even numbered addresses of 230 - 250 WELLINGTON ST W, 250R WELLINGTON ST W, 270 WELLINGTON ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 903-99, as amended.

(76) Exception CRE 76

The lands subject to this exception must comply with the following:

- (A) On 540 ADELAIDE ST W, 555 RICHMOND ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 195-85, as amended;
- (B) On 532 RICHMOND ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 409-84, as amended;
- (C) On 530 RICHMOND ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 410-84, as amended.
- (D) On 163 PORTLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 520-89, as amended;
- (E) On 156 PORTLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 549-87, as amended;
- (F) On 590 RICHMOND ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 635-80, as amended;
- (G) On 590 RICHMOND ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 862-80, as amended; and

(H) On 546 RICHMOND ST W, 548 RICHMOND ST W, the even numbered addresses of 550R - 556 RICHMOND ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0218, as amended.

(77) Exception CRE 77

The lands subject to this exception must comply with the following:

(A) On 511 ADELAIDE ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 288-83, as amended; and

(B) On 425 ADELAIDE ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-89, as amended.

(78) Exception CRE 78

The lands subject to this exception must comply with the following:

(A) On 11 WINDSOR ST and 306 FRONT ST W, **public parking** is a permitted use; and

(B) On 320 FRONT ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 587-86, as amended.

(79) Exception CRE 79

The lands subject to this exception must comply with the following:

(A) On the even numbered addresses of 230 - 250 WELLINGTON ST W, 250R WELLINGTON ST W, 270 WELLINGTON ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 903-99, as amended.

(80) Exception CRE 80

The lands subject to this exception must comply with the following:

(A) On 393 KING ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 121-86, as amended;

(B) On 373 and 375 KING ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 317-08, as amended;

(C) On 393 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 315-89, as amended; and

(D) On 401 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 454-86, as amended.

(81) Exception CRE 81

The lands subject to this exception must comply with the following:

(A) On 620 RICHMOND ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 706-83, as amended.

(82) Exception CRE 82

The lands subject to this exception must comply with the following:

(A) On these lands, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10. (970);

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763);

(C) On the odd numbered addresses of 61 - 63 JARVIS ST, 150 KING ST E, 172 KING ST E, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(779);

(D) On 227 FRONT ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 148-87, as amended;

(E) On 177 FRONT ST E, the odd numbered addresses of 183 - 197 FRONT ST E, 21 LOWER SHERBOURNE ST, 200 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 410-93, as amended;

(F) On 160 FREDERICK ST, 201 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 477-81, as amended;

(G) On 333 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 586-76, as amended;

(H) On 160 FREDERICK ST, 120 FRONT ST E, 25 GEORGE ST, 201 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 697-84, as amended;

- (I) On 359 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 783-87, as amended; and
- (J) On the odd numbered addresses of 61 - 63 JARVIS ST, 150 KING ST E, the even numbered addresses of 166 - 168 KING ST E, 172 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0233, as amended.

(83) Exception CRE 83

The lands subject to this exception must comply with the following:

- (A) On 21 LOWER SHERBOURNE ST and 177 FRONT ST E, a **public parking** is a permitted use, provided there are no more than 58 **parking spaces** on the **lot**; and
- (B) On 177 FRONT ST E, the odd numbered addresses of 183 - 197 FRONT ST E, 21 LOWER SHERBOURNE ST, 200 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 410-93, as amended.

(84) Exception CRE 84

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 108-116 George Street and 234 Adelaide street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 215-2006, as amended; and
- (B) On 230 ADELAIDE ST E, 112 GEORGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 215-06, as amended.

(85) Exception CRE 85

The lands subject to this exception must comply with the following:

- (A) On 352 FRONT ST W, **public parking** is a permitted use; and
- (B) On 352 FRONT ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 970-09, as amended.

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 subject to this exception are to comply with all the following:

- (A) The outdoor storage or parking of motor **vehicles** for a **Vehicle Repair Shop** is not permitted in the **front yard**; and
- (B) A minimum 3 metre **landscaping** strip, except for a **driveway**, will be provided abutting the **front lot line** along the entire frontage.

(2) Exception E 2

The lands subject to this exception are to comply with all the following:

- (A) The **building** will be set back 1.52 metres from one **side lot line** and 4.57 metres from the other **side lot line** with a minimum separation of 6.09 metres from any other primary **building**.

(3) Exception E3

The lands subject to this exception must comply with the following:

- (A) On these lands, municipally known as 1051 Dupont Street, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 482-2005, as amended.

(4) Exception E 4

The land subject to this exception must comply with Regulation 955.10.(358).

(5) Exception E 5

The lands subject to this exception are to comply with all the following:

- (A) The maximum **Floor Space Index** for Office uses will be 1.0.

(6) Exception E 6

The lands subject to this exception are to comply with all the following:

- (A) The only uses permitted within 70 metres of any **lot** on the north side of Greenbelt Drive zoned for residential uses will be the uses permitted in an Employment Light Industrial Zone (EL).

(7) Exception E 7

The lands subject to this exception shall comply with all the following:

- (A) The only use permitted is a facility for the maintenance and storage of public transit **vehicles**;
- (B) the minimum **building setback** from:
- (i) a **lot line** that abuts a **street**, is 3.0 metres; and
 - (ii) any other **lot line**, is 7.5 metres; and
- (C) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements** may not be more than 0.4 times the area of the **lot**; and
- (D) a strip of land having a minimum depth of 3.0 metres along the entire length of a **lot line** that abuts a **street** is to be used only for **landscaping** and **driveway** access.

(8) Exception E 8

The lands subject to this exception are to comply with all the following:

- (A) The only uses permitted within 70 metres of a **lot** zoned for residential uses will be the uses permitted in an Employment Light Industrial Zone (EL).

(9) Exception E 9

The lands subject to this exception are to comply with all the following:

- (A) Section 60.20.20.100.(15) pertaining to **Open Storage** does not apply; and
- (B) Section 60.30.20.100.(1) pertaining to **Open Storage** and Section 60.30.20.100.(2) pertaining to Outside Operations will apply.

(10) Exception E 10

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a concrete plant and a **building** supply yard is permitted.

(11) Exception E 11

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from:
- (i) a **lot line** that abuts a **street**, is 3.0 metres; and
 - (ii) any other **lot line**, is 7.5 metres; and
- (B) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements** may not be more than 0.4 times the area of the **lot**.

(12) Exception E 12

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from:
- (i) a **lot line** that abuts a **street**, is 3.0 metres;
 - (ii) a **rear lot line**, is 7.5 metres; and
 - (iii) a **side lot line** is 3.0 metres; and
- (B) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements** may not be more than 0.4 times the area of the **lot**.

(14) Exception E 14

The land subject to this exception must comply with Regulation 955.10(10).

(15) Exception E 15

The lands subject to this exception are to comply with all the following:

- (A) Outside storage of custom made pre-cast products manufactured on the same **lot** is permitted anywhere on the **lot**.

(16) Exception E 16

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from the westerly **lot line** is 0 metres; and
- (B) The minimum **building setback** from the easterly **lot line** is 4.5 metres.

(17) Exception E 17

The lands subject to this exception shall comply with all the following:

- (A) the only use permitted on the **lot** is a fire station;
- (B) the minimum **building setback** from a **lot line** that abuts a **street**, is 3.0 metres;
- (C) the maximum **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements** may not be more than 0.5 times the area of the **lot**.

(19) Exception E 19

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, manufacturing of asphalt products is permitted.

(20) Exception E20

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a ready mix concrete plant is permitted.

(21) Exception E 21

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, manufacturing of asphalt products and the storage and **distribution** of bulk oils and petroleum products is permitted.

(22) Exception E 22

The lands subject to this exception must comply with Regulation 955.10(11).

(23) Exception E23

The lands subject to this exception must comply with Regulation 955.10(12).

(24) Exception E 24

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, manufacturing of asphalt is permitted.

(28) Exception E 28

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, cement and concrete products manufacturing; is permitted.

(29) Exception E 29

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **veterinary hospital** is permitted.

(33) Exception E 33

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-law 1983-43.

(34) Exception E 34

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-law 1996-211.

(36) Exception E 36

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-law 1991-13.

(37) Exception E 37

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.70.1., being City of Toronto By-law 795-2001.

(41) Exception E 41

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-law 1981-113.

(45) Exception E 45

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **salvage yard** is permitted;
- (B) A solid three metre high fence must surround the **salvage yard**; and
- (C) The maximum height for **open storage** is 3.6 metres.

(46) Exception E 46

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **salvage yard** is permitted;
- (B) Not more than one garage and office **building** is permitted on the **lot** ; and
- (C) No scrap pile will be more than 3.7 metres in height except one temporary scrap pile not more than 9.2 metres in height and covering not more than an area 30.5 metres by 30.5 metres abutting the westerly limit of the **lot** and commencing 30.5 metres south of the north **lot line**.

(47) Exception E 47

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.70.1., being City of Toronto By-law 898-2000.

(48) Exception E48

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.70.1., being City of Toronto By-law 737-2004(OMB).

(49) Exception E49

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-law 1994-69.

(53) Exception E 53

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, Paint and/or varnish manufacturing will be a permitted use; and
- (B) **Open storage** will be permitted to a maximum of 10% of the total **lot area**.

(54) Exception E54

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-law 1996-211.

(55) Exception E 55

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60. 10. 20, Paint and/or varnish manufacturing will be a permitted use; and
- (B) **Open storage** will be permitted to a maximum of 10% of the total **lot area**.

(56) Exception E 56

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-law 83-47.

(57) Exception E 57

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-law 1980-273.

(58) Exception E 58

The lands subject to this exception are to comply with all the following:

- (A) Despite what uses are permitted in Section 60.20.20, **vehicle repair shop, vehicle fuel station** and the sale of automobiles is not permitted with the exception of motorcycles and similar **vehicles**;
- (B) The maximum **gross floor area** of all **buildings** on the **lot** will not exceed 12,335 metres square;
- (C) The **gross floor area** devoted to a **vehicle service shop** will not exceed 2,101 metres square;
- (D) The minimum setback for parking from the **lot line** abutting The Queensway will be 3 metres;
- (E) A minimum 198 **parking spaces** are required; and
- (F) The outdoor display of goods is not permitted.

(59) Exception E 59

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is permitted; and
- (B) The retail dispensing of propane is permitted from not more than two tanks containing a combined maximum of 15,145 litres.

(65) Exception E 65

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60. 10. 20, a **veterinary hospital** is permitted.

(67) Exception E 67

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a social **club** for the Metropolitan Police Association is permitted;
- (B) A maximum of 550 metres square of total **gross floor area** is permitted for the social **club** use; and
- (C) Seating capacity for the social **club** use will not exceed 180 seats.

(68) Exception E68

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.70.1, being City of Toronto By-law 924-2000.

(69) Exception E69

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1, being City of Etobicoke By-law 4116.

(75) Exception E 75

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is permitted;
- (B) The maximum total **gross floor area** for a **vehicle dealership** and **ancillary** uses will not exceed 1,595 metres square;
- (C) No fewer 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 property line will be used exclusively for **landscaping** an access to the **lot**.

(76) Exception E 76

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is permitted;
- (B) The maximum permitted total **gross floor area** will be 6,000 metres square with a maximum 3,900 metres square **vehicle dealership** and **ancillary** uses;
- (C) No fewer than 143 **parking spaces** will be provided, of which:
 - (i) a minimum of 26 **parking spaces** will be allocated and adequately signed for the exclusive use of the industrial component;
 - (ii) a minimum of 12 **parking spaces** will be designated and adequately signed for the exclusive use of visitors; and
- (D) A minimum six metre wide strip abutting the front property line will be used exclusively for **landscaping** an access to the **lot**.

(79) Exception E 79

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, the **ancillary** leasing and rental of cars and trucks in conjunction with a **vehicle fuel station** is permitted provided:
- (i) The total **gross floor area** of the rental office will not exceed 13 metres square;
 - (ii) The number of **parking spaces** allocated for the leasing and rental facility will not exceed 12 spaces; and
 - (ii) The gross weight of rental **vehicles** will not exceed 915 kilograms.

(81) Exception E 81

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-laws 864-2007, 8777 and 8798.

(82) Exception E 82

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from a **lot line** abutting the following **streets**:
- (i) Kipling Avenue will be 48.5 metres;
 - (ii) Martingrove Road will be 22.5 metres;
 - (iii) Highway 27 will be 26 metres;
 - (iv) The Indian Line will be 25.5;
 - (v) Steeles Avenue will be 25.5 metres;
 - (vi) Albion Road will be 30.0 metres;
 - (vii) Fourth Line will be 20.5 metres; and
 - (viii) Royalcrest Road 30.5 metres.

(85) Exception E 85

The lands subject to this exception are to comply with all the following:

- (A) Despite what uses are permitted in Section 60.20.20, **vehicle depot** and **shipping terminal** uses are not permitted.

(87) Exception E 87

The lands subject to this exception are to comply with all the following:

- (A) The maximum height permitted for office use is 14 metres;
- (B) The minimum **building** set back form a **lot line** abutting Steeles Avenue is 7.5 metres; and
- (C) A minimum 4.5 metre strip of land running along the **lot line** abutting Steeles Avenue will be used for **landscaping** only.

(89) Exception E 89

The lands subject to this exception are to comply with all the following:

- (A) Despite Section 60.20.20.100.(15) **open storage** is not permitted in any yard abutting Steeles Avenue or Highway 27.

(96) Exception E 96

The lands subject to this exception are to comply with all the following:

- (A) The minimum **lot** size is 0.4 hectares; and
- (B) The minimum **building setback** from a **lot line** abutting the following **streets**:
- (i) Kipling Avenue will be 48.5 metres;
 - (ii) Martingrove Road will be 22.5 metres;
 - (iii) Highway 27 will be 26 metres;
 - (iv) The Indian Line will be 25.5;
 - (v) Steeles Avenue will be 25.5 metres;
 - (vi) Albion Road will be 30.0 metres;
 - (vii) Fourth Line will be 20.5 metres; and
 - (viii) Royalcrest Road 30.5 metres.

(97) Exception E 97

The lands subject to this exception are to comply with all the following:

(A) The minimum **building setback** from a **lot line** abutting the following **streets**:

- (i) Kipling Avenue will be 48.5 metres;
- (ii) Martingrove Road will be 22.5 metres;
- (iii) Highway 27 will be 26 metres;
- (iv) The Indian Line will be 25.5;
- (v) Steeles Avenue will be 25.5 metres;
- (vi) Albion Road will be 30.0 metres;
- (vii) Fourth Line will be 20.5 metres; and
- (viii) Royalcrest Road will be 30.5 metres; and

(B) The minimum **building setback** from the centre line of Finch Avenue will be 45.5 metres.

(98) Exception E98

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-law 2544.

(99) Exception E 99

The lands subject to this exception are to comply with all the following:

(A) A recreational use can have a maximum of 24 **amusement devices** provided:

- (i) The **amusement devices** are not located in hallways, lobbies or other pedestrian areas; and
- (ii) A maximum of two **amusement devices** are permitted in an **eating establishment** that is **ancillary** to a recreational use.

(100) Exception E 100

The lands subject to this exception are to comply with all the following:

(A) The minimum **building setback** from the centre line of Finch Avenue will be 45.5 metres; and

(B) A minimum 5.5 **parking spaces** for each 93 metres square of medical centre and restaurant use will be provided.

(103) Exception E 103

The lands subject to this exception are to comply with all the following:

(A) The maximum height permitted is 13 metres, including mechanical penthouse.

(104) Exception E 104

The lands subject to this exception are to comply with all the following:

(A) In addition to the uses permitted in Section 60.20.20, the **ancillary** leasing and rental of cars and trucks in conjunction with a **vehicle fuel station** is permitted provided;

- (i) The total **gross floor area** of the rental office will not exceed 21.6 metres square;
- (ii) The number of **parking spaces** allocated for the leasing and rental facility will not exceed 12 spaces;
- (ii) The gross weight of any rental **vehicle** will not exceed 5,000 kilograms; and
- (iii) a 3.0 metre wide **landscaped** strip will be provided along the southerly and easterly property lines which are described as having astronomical bearings of 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.

(105) Exception E 105

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.20.1., being City of Etobicoke By-law 3631.

(106) Exception E 106

The lands subject to this exception are to comply with all the following:

(A) The maximum height permitted for an office **building** is 10 metres.

(109) Exception E 109

The lands subject to this exception are to comply with all the following:

(A) The maximum height permitted for an office **building** is 3 storeys.

(112) Exception E 112

The lands subject to this exception are to comply with all the following:

- (A) Despite the parking requirements 200.5.10.10 **parking spaces** will be provided at a rate of one **parking space** per each two persons designated in the maximum capacity of the **building**.

(118) Exception E 118

The lands subject to this exception are to comply with all the following:

- (A) Despite the uses permitted in Section 60.20.20, only a **vehicle repair shop** is permitted.

(119) Exception E 119

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, melting of ore and metals in a non-noxious manner is permitted.

(121) Exception E 121

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, melting of ore and metals in a non-noxious manner is permitted; and
(B) The minimum **building setback** from the **rear lot line** will be 4.5 metres.

(123) Exception E 123

The lands subject to this exception are to comply with all the following:

- (A) Despite what is required in Section 60.20.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the centreline of Finch Avenue East.

(124) Exception E 124

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, truck terminal use, including related leasing and sales facilities is permitted.

(126) Exception E 126

The lands subject to this exception are to comply with all the following:

- (A) The **lot line** abutting Markham Road is the **front lot line**.

(127) Exception E 127

The lands subject to this exception are to comply with all the following:

- (A) Parking is not permitted in the **front yard** of the **lot**.

(129) Exception E 129

The lands subject to this exception are to comply with all the following:

- (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**.

(132) Exception E 132

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from the **lot line** abutting the **street** to the north of the **lot** will be 0.5 metres.

(143) Exception E 143

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from the **lot line** abutting the **street** to the north of the **lot** will be 0.5 metres.

(144) Exception E 144

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a hot mix asphalt plant, excluding a batch plant is permitted;
(B) A minimum **building setback** of 14 metres is required from the **lot line** abutting Tapscott Road;

- (C) A minimum setback of 30 metres and a maximum setback of 150 metres is required from the **lot line** abutting Tapscott Road for all associated external equipment of a hot mix asphalt plant excluding the burner and storage silos which will have a minimum setback of 30 metres and a maximum setback of 60 metres from the **lot line** abutting Tapscott Road;
- (D) The maximum height for all equipment is 21.4 metres;
- (E) A minimum 14 metre wide strip of land running along the **lot line** abutting Tapscott Road will be used for **landscaping** and **vehicle** access only;
- (F) A minimum 3 metre wide strip of land extending 240 metres from the **lot line** abutting Tapscott Road along the north and south property line will be used for **landscaping** only; and
- (G) A minimum 5 metre wide strip of land immediately to the east of the lands being used for **open storage** will be used for **landscaping**.

(145) Exception E 145

The lands subject to this exception are to comply with all the following:

- (A) Fish, meat or poultry processing as an industrial use is not permitted within 100 metres of the northerly **lot line** abutting Steeles Avenue.

(151) Exception E 151

The lands subject to this exception are to comply with all the following:

- (A) In addition to the permitted **floor space index** for the **lot**, an additional 4,831 metres squared of **gross floor area** is permitted for storage of paper on the ground floor and automobile parking on the roof.

(154) Exception E 154

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, **open storage** is permitted related to food manufacturing, food processing or food storage.

(155) Exception E 155

The lands subject to this exception are to comply with all the following:

- (A) The minimum **lot frontage** is 22 metres.

(156) Exception E 156

The lands subject to this exception are to comply with all the following:

- (A) The minimum **lot frontage** is 32 metres.

(157) Exception E 157

The lands subject to this exception are to comply with all the following:

- (A) The minimum **lot frontage** is 44 metres.

(158) Exception E 158

The lands subject to this exception are to comply with all the following:

- (A) The minimum **lot frontage** is 60 metres.

(159) Exception E 159

The lands subject to this exception are to comply with all the following:

- (A) The **basement** of all **buildings** will be a minimum of 1.8 metres above the invert of the west Branch of the Highland Creek.

(160) Exception E 160

The lands subject to this exception are to comply with all the following:

- (A) The maximum height of a **building** will not exceed 10 metres.

(161) Exception E 161

The lands subject to this exception are to comply with all the following:

- (A) Despite Section 60.20.20, the only permitted use on this **lot** will be parking.

(162) Exception E 162

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, refining of petroleum waxes is permitted;
- (B) A minimum 4.5 metre wide strip of land along the **lot line** abutting Salome Drive will be used for **landscaping** and **vehicle** access only; and
- (C) **Vehicle** access through those lands required for use as a **landscaping** strip will not exceed 9.5 metres in width.

(163) Exception E 163

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, refining of petroleum waxes is permitted.

(164) Exception E 164

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, the storage of paraffin wax is permitted;
- (B) The minimum **building setback** from the **front lot line** will be 12 metres;
- (C) The minimum **building setback** from the westerly **side lot line** will be 22 metres;
- (D) the minimum **building setback** from the easterly **side lot line** will be 35 metres; and
- (E) The **building setback** from the **rear lot line** will be 35 metres.

(165) Exception E 165

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from the centre line of the creek will be 15 metres.

(168) Exception E 168

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **hotel** and restaurants are permitted;
- (B) The maximum number of **hotel** bedroom units permitted will not exceed 95;
- (C) The maximum total **gross floor area** for **hotel** use will be 4,879 metres square;
- (D) the minimum **building setback** from the **lot line** abutting Highway 401 will be 13.7 metres.

(169) Exception E 169

The lands subject to this exception are to comply with all the following:

- (A) All land not covered by **buildings**, parking or **vehicle** access will be used for **landscaping**.

(170) Exception E 170

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** for a **vehicle repair shop** from a **lot line** abutting a **street** will be 18 metres; and
- (B) The minimum **building setback** from the centre line of the creek will be 15 metres.

(171) Exception E 171

The lands subject to this exception are to comply with all the following:

- (A) The minimum **lot frontage** permitted is 30 metres; and
- (B) The maximum height permitted is one **storey**.

(173) Exception E 173

The lands subject to this exception are to comply with all the following:

- (A) Despite Section 60.20.90.10, loading facilities will be permitted in the yard abutting Finch Avenue provided they are set back a minimum of 18 metres from that **lot line**.

(174) Exception E 174

The lands subject to this exception are to comply with all the following:

- (A) Parking and display of **vehicles** in a yard abutting a **street** is not permitted.

(176) Exception E 176

The lands subject to this exception are to comply with all the following:

- (A) Parking is not permitted in a yard abutting a **street**.

(177) Exception E 177

The lands subject to this exception are to comply with all the following:

- (A) Loading facilities are not permitted in the yard abutting Finch Avenue;
- (B) Despite Section 60.20.90.10, loading facilities will be permitted in the yard abutting Melham Court;
- (C) A minimum 12 metre wide strip of land along the **lot line** abutting Melham Court will be used for **landscaping** and **vehicle** access; and
- (D) A minimum 18 metre wide strip of land along the **lot line** abutting Finch Avenue will be used for **landscaping** and **vehicle** access.

(179) Exception E 179

The lands subject to this exception are to comply with all the following:

- (A) A minimum **building setback** of 30 metres is required from the centre line of East Highland Creek.

(180) Exception E 180

The lands subject to this exception are to comply with all the following:

- (A) Despite what Section 60.20.30.20 permits, the minimum permitted **lot frontage** will be 30 metres.

(181) Exception E 181

The lands subject to this exception are to comply with all the following:

- (A) A minimum **building setback** of 30 metres from the centre line of East Highland Creek.

(182) Exception E 182

The lands subject to this exception are to comply with all the following:

- (A) Despite Section 60.20.90.10, loading facilities will be permitted in the **front yard** providing they are set back a minimum of 18 metres from the **front lot line**.

(183) Exception E 183

The lands subject to this exception are to comply with all the following:

- (A) Despite Section 60.20.20.100.(15), **Open storage** is only permitted in the **rear yard** of the **lot**.

(184) Exception E 184

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is permitted.

(185) Exception E 185

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is permitted; and
- (B) a maximum of three **parking spaces** are permitted in the **front yard**.

(190) Exception E 190

The lands subject to this exception are to comply with all the following:

- (A) Despite what Section 60.20.30.20 permits, the minimum permitted **lot frontage** will be 27 metres.

(191) Exception E 191

The lands subject to this exception are to comply with all the following:

- (A) Despite what Section 60.20.30.20 permits, the minimum permitted **lot frontage** will be 21 metres.

(192) Exception E 192

The lands subject to this exception are to comply with all the following:

- (A) Despite what Section 60.20.30.20 permits, the minimum permitted **lot frontage** abutting Midland Avenue will be 24 metres.

(195) Exception E 195

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is a permitted use;
- (B) Despite Section 60.20.20, a **vehicle fuel station** is not permitted;
- (C) Despite Section 60.20.20, a **vehicle service shop** and a **vehicle repair shop** are only permitted as

ancillary uses to a **vehicle dealership**;

- (D) Parking, storage or display of **vehicles** is not permitted within five metres of any **lot line** abutting a **street**; and
- (E) Parking, storage or display of **vehicles** is not permitted within six metres of a **lot line** abutting Conlins Road or Sheppard Avenue East.

(196) Exception E 196

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is a permitted use;
- (B) Despite Section 60.20.20, a **vehicle fuel station** is not permitted;
- (C) Despite Section 60.20.20, a **vehicle service shop** and a **vehicle repair shop** are only permitted as **ancillary** uses to a **vehicle dealership**; and
- (D) Parking, storage or display of **vehicles** is not permitted within five metres of any **lot line** abutting a **street**.

(197) Exception E 197

The lands subject to this exception are to comply with all the following:

- (A) Parking, storage or display of **vehicles** is not permitted within five metres of any **lot line** abutting a **street**.

(199) Exception E 199

The lands subject to this exception are to comply with all the following:

- (A) Despite Section 60.20.90.10, loading facilities will be permitted in the yard abutting Ridgetop Road or Rolark Drive providing they are set back a minimum of 18 metres from that **lot line**.

(204) Exception E 204

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, blending and manufacturing of resins, including asphalt and the **open storage** of **vehicles** is permitted.

(205) Exception E 205

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, chemical manufacturing, processing and warehousing uses **ancillary** to chemical and pharmaceutical manufacturing, processing or warehousing is permitted provided that they comply with Section 150.200. of this By-law.

(206) Exception E 206

The lands subject to this exception are to comply with all the following:

- (A) Despite Section 60.20.20, only uses permitted in an Employment Light Industrial Zone are permitted within 70 metres of a **lot line** abutting a zone permitting residential uses.

(207) Exception E 207

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from the centre line of Rouge creek will be 30 metres; and
- (B) Any **lot** located west of the Rouge River, must comply with Official Plan Site and Area Specific Policy No. 135.

(212) Exception E 212

The lands subject to this exception are to comply with all the following:

- (A) Despite Section 60.20.20, the only permitted uses are **landscaping** and parking.

(221) Exception E 221

The lands subject to this exception shall comply with the following:

- (A) a **Place of Worship** is a permitted use; and
- (B) if the **lot** is used for a **place of worship**:
 - (i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,
 - (ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;
 - (iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of

- the **building** that existed on the date of enactment of this By-law; and
- (iv) the maximum **gross floor area** on the **lot** is the **gross floor area** of all **buildings** that existed on the **lot** on the date of the enactment of this By-law.

(222) Exception E 222

The lands subject to this exception shall comply with the following:

- (A) a **Place of Worship** is a permitted use; and
- (B) if the **lot** is used for a **place of worship**:
- (i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,
 - (ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;
 - (iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of the **building** that existed on the date of enactment of this By-law; and
 - (iv) the maximum **gross floor area** shall not exceed 3.0 times the area of the **lot**.

(223) Exception E 223

The lands subject to this exception shall comply with the following:

- (A) a **Place of Worship** is a permitted use; and
- (B) if the **lot** is used for a **place of worship**:
- (i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,
 - (ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;
 - (iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of the **building** that existed on the date of enactment of this By-law; and
 - (iv) the maximum **gross floor area** shall not exceed 3.5 times the area of the **lot**.

(224) Exception E 224

The lands subject to this exception shall comply with the following:

- (A) a **Place of Worship** is a permitted use; and
- (B) if the **lot** is used for a **place of worship**:
- (i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,
 - (ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;
 - (iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of the **building** that existed on the date of enactment of this By-law; and
 - (iv) the maximum **gross floor area** shall not exceed 0.3 times the area of the **lot**.

(225) Exception E 225

The lands subject to this exception shall comply with the following:

- (A) a **Place of Worship** is a permitted use; and
- (B) if the **lot** is used for a **place of worship**:
- (i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,
 - (ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;
 - (iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of the **building** that existed on the date of enactment of this By-law; and
 - (iv) the maximum **gross floor area** shall not exceed 0.5 times the area of the **lot**.

(226) Exception E 226

The lands subject to this exception shall comply with the following:

- (A) a **Place of Worship** is a permitted use; and
- (B) if the **lot** is used for a **place of worship**:
- (i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,
 - (ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;

- (iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of the **building** that existed on the date of enactment of this By-law; and
- (iv) the maximum **gross floor area** shall not exceed 2.0 times the area of the **lot**..

(229) Exception E 229

The lands subject to this exception are to comply with all the following:

- (A) The minimum permitted **lot area** is 0.4 hectares;
- (B) The maximum **lot coverage** must not exceed 65%;
- (C) The maximum permitted height must not exceed 15.0 metres;
- (D) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and
- (E) The applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 589-2008, as amended, (O'Connor/Bermondsey Business Area – Places of Worship).

(231) Exception E 231

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60. 20. 20, a works yard is permitted;
- (B) The minimum permitted **lot area** is 0.4 hectares;
- (C) The maximum **lot coverage** must not exceed 65%;
- (D) The maximum permitted height must not exceed 15.0 metres;
- (E) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and
- (F) The applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 589-2008, as amended, (O'Connor/Bermondsey Business Area – Places of Worship).

(233) Exception E 233

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **salvage yard** that is **ancillary** to a fabricated metal **manufacturing use** that existed in 1980 is a permitted use.

(234) Exception E 234

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.

(235) Exception E 235

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.
- (B) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:
 - (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.
- (C) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(236) Exception E 236

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.
- (B) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:
 - (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.

(C) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(D) A **vehicle repair shop** is not a permitted use.

(237) Exception E 237

The lands subject to this exception must comply with the following:

(A) A **vehicle repair shop** is not a permitted use.

(B) On a **lot**, a retail, coal, coke and wood yard is a permitted use.

(238) Exception E 238

The lands subject to this exception must comply with the following:

(A) On a **lot**, design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(239) Exception E 239

The lands subject to this exception must comply with the following:

(A) On a **lot**, design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) On a **lot**, the minimum **front yard setback** is 4.87 metres.

(240) Exception E 240

The lands subject to this exception must comply with the following:

(A) On a **lot**, pharmaceutical and medicine manufacturing is a permitted use.

(241) Exception E 241

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **building** supply yard, **ancillary retail store** and **open storage** are permitted uses if no extension of the **building** beyond the main **front wall** of the **building** that existed on the **lot** on July 22, 1987 has occurred.

(B) On a **lot**, **public parking** is permitted as an **ancillary** use.

(C) On a **lot**, a **vehicle repair shop** is a permitted use at **premises** 182D St. Helen's Avenue; 186, 188 and 190 St. Helen's Avenue, 75 Perth Avenue; 229A Sterling Road being the Sterling Road frontages of **premises** 1405 Bloor Street West.

(D) On a **lot**, **open storage** is not a permitted use.

(242) Exception E 242

The lands subject to this exception must comply with the following:

(A) On a **lot**, **public parking** is permitted as an **ancillary** use.

(243) Exception E 243

The lands subject to this exception must comply with the following:

(A) **public parking** is permitted as an **ancillary** use.

(B) a **vehicle repair shop** is a permitted use at **premises** 182D St. Helen's Avenue; 186, 188 and 190 St. Helen's Avenue, 75 Perth Avenue; 229A Sterling Road being the Sterling Road frontages of **premises** 1405 Bloor Street West.

(C) **open storage** is not a permitted use.

(244) Exception E 244

The lands subject to this exception must comply with the following:

(A) On a **lot**, a sewage plant is a permitted use.

(B) On a **lot**, fertilizer manufacturing is not a permitted use.

(245) Exception E 245

The lands subject to this exception must comply with the following:

(A) On a **lot**, a sewage plant is a permitted use.

(B) On a **lot**, parking is permitted for a **lot** located in another zone.

(246) Exception E 246

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **eating establishment** and a **retail store** that is a convenience store are permitted uses if the total **interior floor area** of these uses does not exceed that which existed on the **lot** in 1985.

(B) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(C) On a **lot**, a **vehicle service shop** and a **vehicle repair shop** are not permitted uses.

(247) Exception E 247

The lands subject to this exception must comply with the following:

(A) On a **lot**, a permitted **manufacturing use** has a parking rate of:

(i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;

(ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and

(B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

(i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

(ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(248) Exception E 248

The lands subject to this exception must comply with the following:

(A) On a **lot**, a permitted **manufacturing use** has a parking rate of:

(i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;

(ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and

(B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

(i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

(ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

(i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.

(249) Exception E 249

The lands subject to this exception must comply with the following:

(A) On a **lot**, a permitted **manufacturing use** has a parking rate of:

(i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;

(ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and

(B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

(i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

(ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

(i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.

(D) On a **lot**, **buildings** or **structures** involving only uses permitted in the E or EH zones may have a maximum **gross floor area** of 7.0 times the area of the **lot**; and

(E) **Ancillary buildings** or **structures** associated with uses permitted in the E or EH zones may extend above the height limit established for the **lot**.

(250) Exception E 250

The lands subject to this exception must comply with the following:

(A) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:

- (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.
- (B) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(251) Exception E 251

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(252) Exception E 252

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.
- (B) On a **lot**, a **vehicle service shop** and a **vehicle repair shop** are not permitted uses.

(253) Exception E 253

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.
- (B) A **vehicle repair shop** is not a permitted use.

(254) Exception E 254

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **eating establishment, entertainment place of assembly, or a place of assembly** is a permitted use, if:
- (i) the combined **gross floor area** of the uses does not exceed 1.0 FSI;
 - (ii) parking facilities are provided at the rate of:
 - (a) 1 **parking space** for every 33 square metres of **gross floor area** of a **eating establishment** use;
 - (b) 1 **parking space** for every 18 square metres of **gross floor area** of a **entertainment place of assembly** use; and
 - (c) 1 **parking space** for every 10 square metres of **gross floor area** of a **place of assembly** use;
 - (iii) the required **parking spaces** in (ii) shall be provided on the **lot**, or to the south of Eastern Avenue, within 300 metres of the **lot**;
 - (iv) any **outdoor patio ancillary** to the uses shall be no closer than 10.0 metres to a **lot** in a Residential zone category;
 - (v) despite (iv) above, an **outdoor patio** may not be located between the rear wall of a **building** containing an **entertainment place of assembly**; and
 - (vi) despite (iv) above, an **outdoor patio** may not be located on the roof of a **building** containing an **entertainment place of assembly**.

(255) Exception E 255

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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.

(256) Exception E 256

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.

(257) Exception E 257

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.

(258) Exception E 258

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **driveway** ramp associated with a permitted use may have a slope that is in excess of 12 per

cent.

(259) Exception E 259

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** is a permitted use for a portion of the **lot** known as Runnymede Park, between the east face of the George Bell Arena **building** and the west limit of Gourlay Crescent, and being bounded by the southerly limit of Runnymede Park and on the north by a line parallel to and distant 45 metres south of the southerly limit of Ryding Avenue.

(260) Exception E 260

The lands subject to this exception must comply with the following:

- (A) On a **lot, a vehicle service shop, vehicle repair shop, contractor's establishment, public parking, vehicle dealership, and a vehicle washing establishment** are not permitted uses.

(261) Exception E 261

The lands subject to this exception must comply with the following:

- (A) On a **lot, a vehicle service shop, vehicle repair shop, contractor's establishment, public parking, vehicle dealership, and a vehicle washing establishment** are not permitted uses.
- (B) On lands zoned E near Geary Avenue, other than 1377 Dufferin Street and 208 Geary Avenue, a **vehicle fuel station, vehicle service shop, vehicle repair shop, vehicle washing establishment, public parking, vehicle depot, open storage, building supply yard, contractor's establishment, eating establishment, or take-out eating establishment** are not permitted uses.
- (C) On lands zoned E at 1377 Dufferin Street and 208 Geary Avenue only, **open storage, building supply yard, or contractor's establishment** are not permitted uses.

(262) Exception E 262

The lands subject to this exception must comply with the following:

- (A) On lands zoned E between Ossington Avenue and Dufferin Street, north of Dupont, a **day nursery, public park, place of assembly, vehicle fuel station, vehicle repair shop, vehicle service shop, vehicle dealership, fire station, financial institution, police station, and service shop** are not permitted uses; and
- (B) On lands zoned E between Ossington Avenue and Dufferin Street, north of Dupont, an **eating establishment and take-out eating establishment** are permitted uses, subject to the condition that they cannot exceed 475 square metres in **interior floor area**.
- (C) On land zoned E between Dufferin Street and the Canadian National Railway line, north of Dupont Street, a **day nursery, public park, place of assembly, vehicle fuel station, financial institution, and service shop** are not permitted uses; and
- (D) On land zoned E between Dufferin Street and the Canadian National Railway line, north of Dupont Street, an **eating establishment and take-out eating establishment** are permitted uses, subject to the condition that they cannot exceed 475 square metres in **interior floor area**.

(263) Exception E 263

The lands subject to this exception must comply with the following:

- (A) A **vehicle repair shop** is not a permitted use.

(264) Exception E 264

The lands subject to this exception must comply with the following:

- (A) **public parking** as a principal use in a **building or structure** is not permitted.

(265) Exception E 265

The lands subject to this exception must comply with the following:

- (A) a drive through facility, **vehicle fuel station, vehicle service shop, vehicle washing establishment, vehicle depot, vehicle repair shop, and public parking** is not a permitted use

(266) Exception E 266

The lands subject to this exception must comply with the following:

- (A) On a **lot, a vehicle service shop and a vehicle repair shop** are not permitted uses.

(267) Exception E 267

The lands subject to this exception must comply with the following:

- (A) On lands zoned E near Geary Avenue, other than 1377 Dufferin Street and 208 Geary Avenue, a **vehicle fuel station, vehicle service shop, vehicle repair shop, vehicle washing establishment, public parking, vehicle depot, open storage, building** supply yard, **contractor's establishment, eating establishment, or take-out eating establishment** are not permitted uses.
- (B) On lands zoned E at 1377 Dufferin Street and 208 Geary Avenue only, **open storage, building** supply yard, or **contractor's establishment** are not permitted uses.

(268) Exception E 268

The lands subject to this exception must comply with the following:

- (A) A **vehicle repair shop** is not a permitted use.

(269) Exception E 269

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.
- (B) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:
 - (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.
- (C) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.
- (D) Despite Section 60.20.20, the only permitted uses are **landscaping** and parking.

(270) Exception E 270

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60. 20. 20, a works yard is permitted;
- (B) The minimum permitted **lot area** is 0.4 hectares;
- (C) The maximum **lot coverage** must not exceed 65%;
- (D) The maximum permitted height must not exceed 15.0 metres;
- (E) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and
- (F) The applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 589-2008, as amended, (O'Connor/Bermondsey Business Area – Places of Worship).

(271) Exception E 271

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60. 20. 20, **vehicle** repair and **vehicle** storage is permitted if it is for the servicing and storage of police **vehicles** only;
- (B) The minimum permitted **lot area** is 0.4 hectares;
- (C) The maximum **lot coverage** must not exceed 65%;
- (D) The maximum permitted height must not exceed 15.0 metres;
- (E) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and
- (F) The applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 589-2008, as amended, (O'Connor/Bermondsey Business Area – Places of Worship).

(272) Exception E 272

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60. 20. 20, **ancillary open storage** of fabricated steel including storage tanks, silos, storage vessels, pipes, pilings and other materials and equipment related to steel fabrication is permitted;
- (B) The minimum permitted **lot area** is 0.4 hectares;
- (C) The maximum **lot coverage** must not exceed 65%;
- (D) The maximum permitted height must not exceed 15.0 metres;

- (E) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and
- (F) The applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 589-2008, as amended, (O'Connor/Bermondsey Business Area – Places of Worship).

(273) Exception E 273

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.20.20, a **vehicle depot, vehicle repair shop** and **vehicle service shop** is permitted;
- (B) In addition to the uses permitted in Section 60.20.20, **ancillary** sale of **vehicles, vehicle** parts and the storage of propane for **vehicle** fuelling is permitted;
- (C) The minimum permitted **lot area** is 0.4 hectares;
- (D) The maximum **lot coverage** must not exceed 65%;
- (E) The maximum permitted height must not exceed 15.0 metres;
- (F) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and
- (G) The applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 589-2008, as amended, (O'Connor/Bermondsey Business Area – Places of Worship).

(274) Exception E 274

The lands subject to this exception must comply with all the following:

- (A) The minimum permitted **lot area** is 0.4 hectares;
- (B) The maximum **lot coverage** must not exceed 65%;
- (C) The maximum permitted height must not exceed 15.0 metres;
- (D) Regulation 955.1(9);
- (E) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and
- (F) The applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 589-2008, as amended, (O'Connor/Bermondsey Business Area – Places of Worship).

(275) Exception E 275

The lands subject to this exception must comply with the following:

- (A) On 30 Morrow Avenue, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 222-2006, as amended.

(277) Exception E 277

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 6 - 8 JENET AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 250-86, as amended;
- (B) On 4 JENET AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 439-88, as amended;
- (C) On 15 JENET AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 94-0738, as amended.

(278) Exception E 278

The lands subject to this exception must comply with the following:

- (A) On 53 COLGATE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1176-08, as amended.

(279) Exception E 279

The lands subject to this exception must comply with the following:

- (A) On 59 COLGATE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1177-08, as amended;
- (B) On 201 Carlaw AVE and 66 Boston Avenue, the applicable prevailing by-law in Article 950.70.1, being City

of Toronto by-law 705-2006, as amended.

(282) Exception E 282

The lands subject to this exception must comply with the following:

- (A) On 20 LESLIE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 343-90, as amended.

(283) Exception E 283

The lands subject to this exception must comply with the following:

- (A) On a **lot**, fabricated metal manufacturing is a permitted use.

(284) Exception E 284

The lands subject to this exception must comply with the following:

- (A) On a **lot**, food manufacturing involving gelatine is a permitted use.

(285) Exception E 285

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.
- (B) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:
- (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.
- (C) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(286) Exception E 286

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.
- (B) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:
- (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.
- (C) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(287) Exception E 287

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.
- (B) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:
- (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.
- (C) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.
- (D) On 6 TOWNSLEY ST and 31 UNION ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 150-90, as amended;
- (E) On 200 UNION ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 941-88, as amended.

(288) Exception E 288

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.
- (B) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the

slaughter of animals, fish packing, or poultry killing are permitted uses provided that:

- (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.
- (C) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.
- (D) A **vehicle repair shop** is not a permitted use.
- (E) On 290 OLD WESTON RD, 330 OLD WESTON RD, 1799 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22511, as amended.

(289) Exception E 289

The lands subject to this exception must comply with the following:

- (A) A **vehicle repair shop** is not a permitted use.
- (B) On a **lot**, a retail, coal, coke and wood yard is a permitted use.

(290) Exception E 290

The lands subject to this exception must comply with the following:

- (A) On a **lot**, design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 234-83, as amended.

(291) Exception E 291

The lands subject to this exception must comply with the following:

- (A) On a **lot**, design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On a **lot**, the minimum **front yard setback** is 4.87 metres.

(292) Exception E 292

The lands subject to this exception must comply with the following:

- (A) On a **lot**, pharmaceutical and medicine manufacturing is a permitted use.

(293) Exception E 293

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is permitted as an **ancillary** use.

(294) Exception E 294

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On or between the odd numbered addresses of 111 - 123 NIAGARA ST, 125 NIAGARA ST, the odd numbered addresses of 135 - 165 NIAGARA ST, 260 NIAGARA ST, 774 RICHMOND ST W, 53 STRACHAN AVE, 2 TECUMSETH ST, 677 WELLINGTON ST W, 701 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21026, as amended.

(295) Exception E 295

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.

(296) Exception E 296

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse or wholesaling use** has a parking rate of:
- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) On or between the odd numbered addresses of 111 - 123 NIAGARA ST, 125 NIAGARA ST, the odd numbered addresses of 135 - 165 NIAGARA ST, 260 NIAGARA ST, 774 RICHMOND ST W, 53 STRACHAN AVE, 2 TECUMSETH ST, 677 WELLINGTON ST W, 701 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21026, as amended.

(297) Exception E 297

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal or warehouse** is a permitted use.

(298) Exception E 298

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal or warehouse** is a permitted use.
- (B) On 449 LOGAN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 338-06, as amended.

(299) Exception E 299

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal or warehouse** is a permitted use.
- (B) On 38 MC GEE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 95-0559, as amended.

(300) Exception E 300

The lands subject to this exception must comply with the following:

- (A) A **vehicle repair shop** is not a permitted use.

(301) Exception E 301

The lands subject to this exception must comply with the following:

- (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
- (B) The land subject to this exception must comply with Regulation 955.10.(396).

(302) Exception E 302

The lands subject to this exception must comply with the following:

- (A)
- (B) On lands zoned E near Geary Avenue, other than 1377 Dufferin Street and 208 Geary Avenue, a **vehicle**

fuel station, vehicle service shop, vehicle repair shop, vehicle washing establishment, public parking, vehicle depot, open storage, building supply yard, contractor's establishment, eating establishment, or take-out eating establishment are not permitted uses.

(C) On lands zoned E at 1377 Dufferin Street and 208 Geary Avenue only, **open storage, building supply yard, or contractor's establishment** are not permitted uses.

(D) The land subject to this exception must comply with Regulation 955.10.(480).

(303) Exception E 303

The lands subject to this exception must comply with the following:

(A)

(B) On lands zoned E near Geary Avenue, other than 1377 Dufferin Street and 208 Geary Avenue, a **vehicle fuel station, vehicle service shop, vehicle repair shop, vehicle washing establishment, public parking, vehicle depot, open storage, building supply yard, contractor's establishment, eating establishment, or take-out eating establishment** are not permitted uses.

(C) On lands zoned E at 1377 Dufferin Street and 208 Geary Avenue only, **open storage, building supply yard, or contractor's establishment** are not permitted uses.

(D) On 116 GEARY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 293-67, as amended.

(304) Exception E 304

The lands subject to this exception must comply with the following:

(A) On a **lot**, food manufacturing involving gelatine is a permitted use.

(305) Exception E 305

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in Section 60.20.20, a **manufacturing use** involving the primary processing of oil-based paints, oil-based coatings or adhesives is permitted.

(306) Exception E 306

The lands subject to this exception must comply with Regulation 955.10(564).

(307) Exception E 307

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.70.1, being City of Toronto By-law 202-2009.

(308) Exception E 308

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **vehicle service shop, vehicle repair shop, contractor's establishment, public parking, vehicle dealership**, and a **vehicle washing establishment** are not permitted uses.

(B) On the odd numbered addresses of 9 - 11 BRANDON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 95-0597, as amended.

(309) Exception E 309

The lands subject to this exception must comply with the following:

(A) On or between the even numbered addresses of 6 - 8 JENET AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 250-86, as amended;

(B) On 4 JENET AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 439-88, as amended;

(C) On 15 JENET AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 94-0738, as amended.

(D) On 546 LANSDOWNE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 98-81, as amended.

(310) Exception E 310

The lands subject to this exception must comply with the following:

(A) On 415 EASTERN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 401-77, as amended.

(B) On 415 EASTERN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto

by-law 651-77, as amended.

(C On the lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 130-08, as) amended.

(311) Exception E 311

The lands subject to this exception must comply with the following:

- (A) On a **lot**, design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 234-83, as amended.
- (D) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 457-83, as amended.

(312) Exception E 312

The lands subject to this exception must comply with the following:

- (A)
- (B) On lands zoned E near Geary Avenue, other than 1377 Dufferin Street and 208 Geary Avenue, a **vehicle fuel station, vehicle service shop, vehicle repair shop, vehicle washing establishment, public parking, vehicle depot, open storage, building supply yard, contractor's establishment, eating establishment, or take-out eating establishment** are not permitted uses.
- (C) On lands zoned E at 1377 Dufferin Street and 208 Geary Avenue only, **open storage, building supply yard, or contractor's establishment** are not permitted uses.
- (D) The land subject to this exception must comply with Regulation 955.10.(480).
- (E) On the even numbered addresses of 24 - 36 PRIMROSE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 570-76, as amended.

(313) Exception E 313

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being Former City of Etobicoke By-law 1992-203.

(314) Exception E 314

The lands subject to this exception must comply with the following:

- (A) On the lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 130-08, as amended.

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 subject to this exception are to comply with all the following:

- (A) Section 60.10.20.100.(3) does not apply; and
- (B) **Parking spaces** are to be provided at a minimum rate of 1.0 for each 48 square metres of **gross floor area** used for an office.

(2) Exception EL 2

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60. 10. 20, a **vehicle repair shop** and **vehicle fuel station** are

also permitted; and

- (B) The minimum **building setback** is 0.91 metres from the north **lot line** and 1.34 metres from the south **lot line** if no less than 5 **parking spaces** are provided.

(3) Exception EL 3

The lands subject to this exception must comply with the following:

- (A) a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses if:
- (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.

(4) Exception EL 4

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.10.20, the processing of honey is also permitted;
- (B) The westerly **side yard** may be used for the outside storage if it is for the storage of barrels of honey; and
- (C) No part of the barrel may be more than 2.5 metres above the ground.

(6) Exception EL 6

The land subject to this exception must comply with Regulation 955.10.(359).

(7) Exception EL 7

The lands subject to this exception are to comply with all the following:

- (A) Despite the uses permitted in Section 60.10.20, a public storage **warehouse** is not permitted.

(10) Exception EL 10

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.10.20, an animal **hospital** is also permitted; and
- (B) The minimum setback of any **structure** or **building** from the centre line of Oakdale Road is 26.51 metres.

(14) Exception EL 14

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.10.20, metal extrusion or moulding, heavy metal stamping or welding are also permitted uses;
- (B) Any detached **structure** higher than 5.0 metres shall be setback from the **rear lot line** a minimum distance of 20.0 metres;
- (C) The combined total **gross floor area** of any **manufacturing uses** on a **lot** may be greater than 5,000 square metres but shall not exceed the maximum **floor space index** of 1.0;
- (D) No more than 60% of the minimum **front yard setback** shall be covered with **driveways**, walkways, loading areas or other hard surfaces used or capable of being used as walkways, **driveways** or loading areas; and
- (E) An opaque acoustic fence shall be located along the northerly 50.0 metres of the **rear lot line** and along the westerly 20.0 metres of the northern **lot line**, with a height of 2.4 metres.

(15) Exception EL 15

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.10.20, metal extrusion or moulding, heavy metal stamping or welding are also permitted uses;
- (B) The combined total **gross floor area** of any **manufacturing uses** on a **lot** may be greater than 5,000 square metres but shall not exceed the maximum **floor space index** of 1.0;
- (C) No more than 60% of the minimum **front yard setback** shall be covered with **driveways**, walkways, loading areas or other hard surfaces used or capable of being used as walkways, **driveways** or loading areas; and
- (D) An opaque acoustic fence shall be located along the westerly 20.0 metres of the northern **lot line**, with a minimum height of 1.8 metres and a maximum height of 2.4 metres.

(16) Exception EL 16

The lands subject to this exception are to comply with all the following:

- (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 metre;
- (D) The minimum **rear yard setback** is 2.5 metres;
- (E) The maximum number of storeys is 3; and
- (F) The minimum on site **parking spaces** is 67.

(17) Exception EL 17

The lands subject to this exception must comply with Regulation 955.10(8).

(18) Exception EL 18

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.10.20, the **building** of truck bodies is permitted.

(19) Exception EL 19

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.10.20, pharmaceutical and medicines manufacturing, knitting mills, textile manufacturing, medical **laboratories** are permitted;
- (B) In addition to the uses permitted in Section 60.10.20, **ancillary** outdoor storage of new motor **vehicles** is permitted;
- (C) The minimum **lot frontage** is 30 metres;
- (D) The minimum **building setback** from a **side lot line** is 6 metres;
- (E) The minimum **rear yard setback** is 12 metres;
- (F) The maximum **lot coverage** is 75%;
- (G) The maximum **floor space index** is 0.75; and
- (H) The maximum height is 18.5 metres.

(26) Exception EL 26

The lands subject to this exception must comply with the following:

- (A) Despite the uses listed in 60.10.20, a Concrete Batching Plant is a permitted use.

(27) Exception EL 27

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** supply yard, electrical equipment manufacturing, food **warehouse** that is not used for the storage of fish or fish products, a food **wholesaling use** that is not used for the sale of fish or fish products, a photographic plant, a postal sorting station, fibre, yarn and thread mills, fabric mills, textile and fabric finishing and fabric coating, textile furnishings mills, other textile product mills, fruit and vegetable preserving and speciality food manufacturing, a **place of worship**, and a **private school** are permitted uses

(28) Exception EL 28

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(29) Exception EL 29

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community

functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof.

(C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(30) Exception EL 30

The lands subject to this exception must comply with the following:

(A) On a **lot**, a public or separate school, **community centre**, **day nursery**, **place of worship**, library, office of a charitable or non-profit institution, or **art gallery** is a permitted use; and

(B) On a **lot**, a **museum** that does not exceed 1,394 square metres in **gross floor area** is a permitted use.

(C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(31) Exception EL 31

The lands subject to this exception must comply with the following:

(A) On a **lot**, a public or separate school, **community centre**, **day nursery**, **place of worship**, library, office of a charitable or non-profit institution, or **art gallery** is a permitted use; and

(B) On a **lot**, a **museum** that does not exceed 1,394 square metres in **gross floor area** is a permitted use.

(C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(32) Exception EL 32

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **vehicle service shop** is a permitted use.

(33) Exception EL 33

The lands subject to this exception must comply with the following:

(A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.

(34) Exception EL 34

The lands subject to this exception must comply with the following:

(A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.

(B) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:

- (i) the use is within a wholly enclosed **building**; and
- (ii) there is no outdoor storage of raw materials associated with these uses.

(C) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(35) Exception EL 35

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **manufacturing use** involving forming, stamping, spinning, machining, buffing, plating, coating, annealing or other fabrication or processing of ferrous or non-ferrous small wares or small parts, including cutlery, flatware, hollow ware, small springs, coat hangers, small auto parts, light carpenter's or garden hand tools, light electrical equipment, jewellery or other small wares or small parts including therein a casting operation is a permitted use, provided:

- (i) the **floor space index** does not exceed 4.0; and
- (ii) the height of the **building** does not exceed four storeys.

(B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on

January 31, 1976.

(C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(36) Exception EL 36

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **place of assembly** that is a union hall is a permitted use, if the use existed on the **lot** on March 12, 1981.

(37) Exception EL 37

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **personal service shop**, dry cleaning shop, **financial institution**, post office, **service shop**, **day nursery**, and **place of assembly** is a permitted use, provided:

(i) the use is located on the **first floor** of the **building**;

(ii) the non-residential **gross floor area** pertaining to the use does not exceed 1.0 FSI;

(iii) where in combination with permitted residential uses, the combined residential and non-residential **gross floor area** does not exceed 1.5 FSI and the residential **gross floor area** does not exceed 1.0 FSI.

(38) Exception EL 38

The lands subject to this exception must comply with the following:

(A) On a **lot**, fabricated metal product manufacturing is a permitted use if the **floor space index** of non-residential uses does not exceed 2.0.

(B) On a **lot**, a **vehicle** service station is a permitted use if the **floor space index** of non-residential uses does not exceed 2.0.

(39) Exception EL 39

The lands subject to this exception must comply with the following:

(A) On a **lot**, fabricated metal product manufacturing is a permitted use if the **floor space index** of non-residential uses does not exceed 2.0.

(B) On a **lot**, a photographic plant is a permitted use if the **floor space index** of non-residential uses does not exceed 2.0;

(C) On the lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 130-08, as amended.

(40) Exception EL 40

The lands subject to this exception must comply with the following:

(A) On a **lot**, a security services and equipment business is a permitted use if the **floor space index** of non-residential uses does not exceed 2.0;

(B) On the lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 130-08, as amended.

(41) Exception EL 41

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **retail service** and a cartage yard are permitted uses if the **floor space index** of non-residential uses does not exceed 2.0;

(B) On the lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 130-08, as amended.

(42) Exception EL 42

The lands subject to this exception must comply with the following:

(A) On a **lot**, breakfast cereal manufacturing is a permitted use if the **floor space index** of non-residential uses does not exceed 2.0.

(43) Exception EL 43

The lands subject to this exception must comply with the following:

(A) On a **lot**, pharmaceutical and medicine manufacturing is a permitted use.

(44) Exception EL 44

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the following uses are permitted:
 - (i) a **retail store** that has an **interior floor area** no greater than 680 square metres;
 - (ii) a **vehicle** service station and a **vehicle repair shop** that has a combined **interior floor area** no greater than 1,550 square metres; and
 - (iii) an office that has an **interior floor area** no greater than 680 square metres.
- (B) a minimum of 12 **parking spaces** are provided.
- (C) On a **lot**, an office or street-related retail and service use is not a permitted.

(45) Exception EL 45

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **club** is a permitted use.
- (B) On a **lot**, an office or street-related retail and service use is not a permitted.

(46) Exception EL 46

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(47) Exception EL 47

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.

(48) Exception EL 48

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
- (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (E) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (F) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.

(49) Exception EL 49

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(50) Exception EL 50

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle repair shop** is a permitted use in the area bounded by Dupont Street, Davenport Road, the Canadian Pacific Railway line and Bathurst Street.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(51) Exception EL 51

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle repair shop** is a permitted use in the area bounded by Dupont Street, Davenport Road, the Canadian Pacific Railway line and Bathurst Street.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(52) Exception EL 52

The lands subject to this exception must comply with the following:

- (A) On a **lot**, food manufacturing involving a bakery or candy, **building** supply yard, electronic equipment, appliance & component, **open storage**, **public parking**, **passenger terminal**, clothing manufacturing, wood products manufacturing are permitted uses.

(53) Exception EL 53

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **retail store** pertaining to baked goods, **club**, **entertainment place of assembly**, **recreation use**, **place of assembly**, **eating establishment**, or **take-out eating establishment** is 150 square metres and there is only one of these uses in the **building** or **structure**.
- (B) On a **lot**, food manufacturing involving a bakery or candy, **building** supply yard, electronic equipment, appliance & component, **open storage**, **public parking**, **passenger terminal**, clothing manufacturing, wood products manufacturing are permitted uses.

(54) Exception EL 54

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

- (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(55) Exception EL 55

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.

(56) Exception EL 56

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, **buildings** or **structures** involving only uses permitted in the E or EH zones may have a maximum **gross floor area** of 7.0 times the area of the **lot**; and
- (E) **Ancillary buildings** or **structures** associated with uses permitted in the E or EH zones may extend above the height limit established for the **lot**.

(57) Exception EL 57

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and

(E) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.

(58) Exception EL 58

The lands subject to this exception must comply with the following:

(A) On a **lot**, a permitted **manufacturing use** has a parking rate of:

- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
- (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and

(B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
- (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.

(D) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and

(E) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.

(59) Exception EL 59

The lands subject to this exception must comply with the following:

(A) On a **lot**, a permitted **manufacturing use** has a parking rate of:

- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
- (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and

(B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
- (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(C) On a **lot**, a **vehicle repair shop** is a permitted use.

(D) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and

(E) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.

(60) Exception EL 60

The lands subject to this exception must comply with the following:

(A) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:

- (i) the use is within a wholly enclosed **building**; and
- (ii) there is no outdoor storage of raw materials associated with these uses.

(61) Exception EL 61

The lands subject to this exception must comply with the following:

(A) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:

- (i) the use is within a wholly enclosed **building**; and
- (ii) there is no outdoor storage of raw materials associated with these uses.

(B) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(62) Exception EL 62

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **vehicle repair shop** is a permitted use.

(63) Exception EL 63

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
 - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
 - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(64) Exception EL 64

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a use that exists since July 26, 1994 is a permitted use;
- (B) Where an addition to a use in (A) is made, the **gross floor area** of the addition may increase by an amount 25 percent greater than what was lawfully established on the **lot** on July 20, 1993; and
- (C) In the case of the replacement of the existing **building**, Clause 700.20 shall apply for any use that existed other than a residential use.
- (D) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (E) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.

(65) Exception EL 65

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a use that exists since July 26, 1994 is a permitted use;
- (B) Where an addition to a use in (A) is made, the **gross floor area** of the addition may increase by an amount 25 percent greater than what was lawfully established on the **lot** on July 20, 1993; and
- (C) In the case of the replacement of the existing **building**, Clause 700.20 shall apply for any use that existed other than a residential use.
- (D) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (E) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.
- (F) On a **lot**, a **retail store**, a **vehicle fuel station**, and a **vehicle service shop** are the only permitted uses.

(66) Exception EL 66

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a food manufacturing, clothing manufacturing, wood product manufacturing, and packaging of any goods is a permitted use.
- (B) On a **lot**, no **building** or **structure** shall exceed 4.0 metres in height within 7.5 metres of a **lot line** abutting Ripley Avenue; and
- (C) Use any roof of any **building** for any purpose other than those items permitted under Section 5.10.40.10 (4).
- (D) On a **lot**, a **vehicle service shop**, **vehicle repair shop**, **vehicle fuel station**, **vehicle washing establishment**, **club**, **community centre**, **entertainment place of assembly**, **vehicle depot**, fabricated metal manufacturing, and a **production studio** is not a permitted use; and
- (E) the maximum **interior floor area** used for an **eating establishment** is 200 square metres.

(67) Exception EL 67

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a food manufacturing, clothing manufacturing, wood product manufacturing, and packaging of any goods is a permitted use.
- (B) On a **lot**, a **vehicle service shop**, **vehicle repair shop**, **vehicle fuel station**, **vehicle washing establishment**, **club**, **community centre**, **entertainment place of assembly**, **vehicle depot**, fabricated metal manufacturing, and a **production studio** is not a permitted use; and
- (C) the maximum **interior floor area** used for an **eating establishment** is 200 square metres.

(68) Exception EL 68

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.

(69) Exception EL 69

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.
- (C) On a **lot**, a **retail store**, a **vehicle fuel station**, and a **vehicle service shop** are the only permitted uses.

(70) Exception EL 70

The lands subject to this exception must comply with the following:

- (A) On a **lot**, parking is permitted for a **lot** located in another zone.

(71) Exception EL 71

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the **open storage** of goods, materials and equipment by the Toronto Transit Commission, Toronto Hydro, Hydro One or a telephone or gas company utility is permitted.

(72) Exception EL 72

The lands subject to this exception must comply with the following:

- (A) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (B) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.

(73) Exception EL 73

The lands subject to this exception must comply with the following:

- (A) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (B) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.
- (C) On a **lot**, a bake shop, **club**, **entertainment place of assembly**, **place of assembly**, **eating establishment**, **take-out eating establishment**, or **recreation use** is not permitted, unless:
 - (i) the **front lot line** is on either King Street West or Bathurst Street;
 - (ii) the use is located only on the **first floor**; and
 - (iii) the aggregate area of all operable windows and doors located in any **first floor** wall facing a **street** other than King Street West or Bathurst Street is not greater than 3.3 square metres;
- (D) the maximum **interior floor area** of these uses or any combination of these uses is 300 square metres;
- (E) An **ancillary outdoor patio** in association with a use stated in (C) is not permitted, unless it is located:
 - (i) between the front **main wall** of the **building** and the **front lot line**; or
 - (ii) between the **main wall** facing the **side lot line** of the **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**.

(74) Exception EL 74

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
 - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.

(B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

(C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(75) Exception EL 75

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.

(76) Exception EL 76

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.

(B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:

(i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and

(ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

(77) Exception EL 77

The lands subject to this exception must comply with the following:

(A) On a **lot**, a permitted **manufacturing use** has a parking rate of:

(i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;

(ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and

(B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

(i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

(ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

(i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.

(78) Exception EL 78

The lands subject to this exception must comply with the following:

(A) On a **lot**, a permitted **manufacturing use** has a parking rate of:

(i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;

(ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and

(B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:

(i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

(ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.

(C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

(i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.

(D) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and

(E) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.

(79) Exception EL 79

The lands subject to this exception must comply with the following:

(A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art**

gallery, or **ancillary showroom** are permitted uses, provided:

- (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
 - (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
 - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
 - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**.
- (B) On a **lot**, a public or separate school, **community centre, day nursery, place of worship**, library, office of a charitable or non-profit institution, or **art gallery** is a permitted use; and
- (C) On a **lot**, a **museum** that does not exceed 1,394 square metres in **gross floor area** is a permitted use.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(80) Exception EL 80

The lands subject to this exception must comply with the following:

- (A) On a **lot, retail store, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** are permitted uses, provided:
- (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
 - (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
 - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
 - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(81) Exception EL 81

The lands subject to this exception must comply with the following:

- (A) On a **lot, retail store, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** are permitted uses, provided:
- (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
 - (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
 - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
 - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(82) Exception EL 82

The lands subject to this exception must comply with the following:

- (A) A **vehicle repair shop** is not a permitted use.

(83) Exception EL 83

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(84) Exception EL 84

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.

(85) Exception EL 85

The lands subject to this exception must comply with the following:

- (A) **public parking** as a principal use in a **building** or **structure** is not permitted.

(86) Exception EL 86

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On a **lot**, **artist studio**, brew-on **premises** establishment, brewery, commercial school, **custom workshop**, distillery, office, open air market, **production studio**, place of amusement, **club**, **software development and processing**, **wholesaling use**, data processing establishment and a winery are the only permitted uses except within the Trinity **Heritage District**.
- (C) On a **lot**, **artist studio**, brew-on **premises** establishment, brewery, commercial school, **custom workshop**, distillery, office, open air market, **production studio**, place of amusement, **club**, **software development and processing**, **wholesaling use**, and a winery are the only permitted uses except within the Trinity **Heritage District**.

(87) Exception EL 87

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office or street-related retail and service use is not a permitted.

(88) Exception EL 88

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office use cannot exceed a **gross floor area** of 3,000 square metres.

(89) Exception EL 89

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **artist studio**, **software development and processing**, biotechnical **laboratory**, industrial computer service, **public parking**, **park**, research and development of electronic systems, automation systems, laser technology, robotic control systems, **art gallery**, **personal service shop**, and **dwelling units** existing on October 11, 1991 are permitted uses;
- (B) A minimum of 50% of the **front yard** is used for **soft landscaping**;
- (C) The minimum **front yard setback** is 3.0 metres;
- (D) The minimum setback from a **lot line** abutting the railway right-of-way is 3.0 metres; and
- (E) The maximum height of a **building** is 14.5 metres.
- (F) On a **lot**, an **artist studio**, **software development and processing**, biotechnical **laboratory**, industrial computer service, **public parking**, **park**, research and development of electronic systems, automation systems, laser technology, robotic control systems, **art gallery**, **personal service shop**, and **dwelling units** existing on October 11, 1991 are permitted uses;
- (G) A minimum of 50% of the **front yard** is used for **soft landscaping**;
- (H) The minimum **front yard setback** is 1.5 metres;
- (I) The minimum setback from a **lot line** abutting the railway right-of-way is 3.0 metres; and
- (J) The maximum height of a **building** is 12.0 metres.
- (K) On a **lot**, an **artist studio**, **software development and processing**, biotechnical **laboratory**, industrial computer service, **public parking**, **park**, research and development of electronic systems, automation systems, laser technology, robotic control systems, **art gallery**, **personal service shop**, and **dwelling units** existing on October 11, 1991 are permitted uses;
- (L) A minimum of 50% of the **front yard** is used for **soft landscaping**;
- (M) The minimum **front yard setback** is 3.0 metres;
- (N) The minimum setback from a **lot line** abutting the railway right-of-way is 3.0 metres; and
- (O) The maximum height of a **building** is 17.5 metres.
- (P) On a **lot**, an **artist studio**, **software development and processing**, biotechnical **laboratory**, industrial computer service, **public parking**, **park**, research and development of electronic systems, automation systems, laser technology, robotic control systems, **art gallery**, **personal service shop**, and **dwelling units** existing on October 11, 1991 are permitted uses;
- (Q) A minimum of 50% of the **front yard** is used for **soft landscaping**;
- (R) The minimum **front yard setback** is 1.5 metres;

- (S) The minimum setback from a **lot line** abutting the railway right-of-way is 3.0 metres; and
- (T) The maximum height of a **building** is 15.0 metres.

(90) Exception EL 90

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a library, **ancillary showroom**, **personal service shop** that is a tailoring shop, **custom workshop**, **laboratory**, clinic, **artist studio**, **service shop**, cold storage, printing establishment, **vehicle service shop**, bindery, paper product manufacturing, wood products manufacturing, plastic manufacturing, fabricated metal manufacturing, or **warehouse** are the only permitted uses;
- (B) any permitted uses may not involve hammering, stamping, grinding, sawing, drilling or planning, or other operation by any means other than manual or electric motor;
- (C) all heat processing is powered only by gas, oil or electricity;
- (D) no gas or electricity is generated on the site; and
- (E) fabrication from a plastic **manufacturing use** may only involve previously prepared material.

(92) Exception EL 92

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(394).
- (B) On 363 SORAUREN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 143-05, as amended;
- (C) On 347 SORAUREN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 97-0503, as amended.

(94) Exception EL 94

The lands subject to this exception must comply with the following:

- (A) On 8 GEARY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 188-83, as amended;
- (B) On 4 GEARY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 454-88, as amended.

(95) Exception EL 95

The lands subject to this exception must comply with the following:

- (A) On 30 GEARY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 189-83, as amended.

(96) Exception EL 96

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 109 - 111 CHANDOS AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 782-00, as amended.

(97) Exception EL 97

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 23 - 29 STAFFORD ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1167-09, as amended.

(100) Exception EL 100

The lands subject to this exception must comply with the following:

- (A) On 29 FLORENCE ST, the odd numbered addresses of 29R - 51 FLORENCE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 886-06, as amended;
- (B) On 77 FLORENCE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 97-0530, as amended.

(101) Exception EL 101

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 44 - 50 HOOK AVE, 50R HOOK AVE, the even numbered addresses of 52 - 98 HOOK AVE, 601 INDIAN GRV, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0227, as amended.

(102) Exception EL 102

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **vehicle washing establishment** is a permitted use.

(103) Exception EL 103

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **vehicle fuel station** is a permitted use.

(104) Exception EL 104

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **vehicle service shop** is a permitted use, provided:

- (i) the use occurs within a wholly enclosed **building**; and
- (ii) 25 **parking spaces** are provided on the **lot**.

(105) Exception EL 105

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **vehicle repair shop** is a permitted use in the area bounded by Dupont Street, Davenport Road, the Canadian Pacific Railway line and Bathurst Street.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) On a **lot**, a fruit and vegetable preserving and speciality food **manufacturing use**, a cereal food product **manufacturing use**, a food **warehouse** and a packaging plant are permitted uses.

(106) Exception EL 106

The lands subject to this exception must comply with the following:

(A) On a **lot**, food manufacturing involving a bakery or candy, **building** supply yard, electronic equipment, appliance & component, **open storage**, **public parking**, **passenger terminal**, clothing manufacturing, wood products manufacturing are permitted uses.

(107) Exception EL 107

The lands subject to this exception must comply with the following:

(A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(108) Exception EL 108

The lands subject to this exception must comply with the following:

(A) On a **lot**, the **open storage** of goods, materials and equipment by the Toronto Transit Commission, Toronto Hydro, Hydro One or a telephone or gas company utility is permitted.

(B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(109) Exception EL 109

The lands subject to this exception must comply with the following:

(A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** are permitted uses, provided:

- (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard setback**;
- (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
- (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club**, **place of assembly**, **community centre**, and **financial institution**.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(110) Exception EL 110

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(111) Exception EL 111

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a public or separate school, **community centre**, **day nursery**, **place of worship**, library, office of a charitable or non-profit institution, or **art gallery** is a permitted use; and
- (B) On a **lot**, a **museum** that does not exceed 1,394 square metres in **gross floor area** is a permitted use.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (D) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(112) Exception EL 112

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(114) Exception EL 114

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle service shop** is a permitted use.

(115) Exception EL 115

The lands subject to this exception must comply with the following:

- (A) On a **lot**, pharmaceutical and medicine manufacturing is a permitted use.

(116) Exception EL 116

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

- (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (E) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (F) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.
- (G) On 15 STAFFORD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 137-89, as amended.

(117) Exception EL 117

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (E) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.
- (F) On these lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1167-09, as amended.

(118) Exception EL 118

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the **open storage** of goods, materials and equipment by the Toronto Transit Commission, Toronto Hydro, Hydro One or a telephone or gas company utility is permitted.
- (B) The land subject to this exception must comply with Regulation 955.10.(391).

(119) Exception EL 119

The lands subject to this exception must comply with the following:

- (A) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (B) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.
- (C) On a **lot**, a bake shop, **club**, **entertainment place of assembly**, **place of assembly**, **eating establishment**, **take-out eating establishment**, or **recreation use** is not permitted, unless:
 - (i) the **front lot line** is on either King Street West or Bathurst Street;
 - (ii) the use is located only on the **first floor**; and
 - (iii) the aggregate area of all operable windows and doors located in any **first floor** wall facing a **street** other than King Street West or Bathurst Street is not greater than 3.3 square metres;
- (D) the maximum **interior floor area** of these uses or any combination of these uses is 300 square metres;
- (E) An **ancillary outdoor patio** in association with a use stated in (C) is not permitted, unless it is located:
 - (i) between the front **main wall** of the **building** and the **front lot line**; or
 - (ii) between the **main wall** facing the **side lot line** of the **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**.

(120) Exception EL 120

The lands subject to this exception must comply with the following:

(A) a **shipping terminal** or **warehouse** is a permitted use.

(121) Exception EL 121

The lands subject to this exception must comply with the following:

- (A) an **artist studio, software development and processing, biotechnical laboratory, industrial computer service, public parking, park, research and development of electronic systems, automation systems, laser technology, robotic control systems, art gallery, personal service shop, and dwelling units** existing on October 11, 1991 are permitted uses;
- (B) A minimum of 50% of the **front yard** is used for **soft landscaping**;
- (C) The minimum **front yard setback** is 3.0 metres;
- (D) The minimum setback from a **lot line** abutting the railway right-of-way is 3.0 metres; and
- (E) The maximum height of a **building** is 14.5 metres.
- (F) On a **lot**, an **artist studio, software development and processing, biotechnical laboratory, industrial computer service, public parking, park, research and development of electronic systems, automation systems, laser technology, robotic control systems, art gallery, personal service shop, and dwelling units** existing on October 11, 1991 are permitted uses;
- (G) A minimum of 50% of the **front yard** is used for **soft landscaping**;
- (H) The minimum **front yard setback** is 1.5 metres;
- (I) The minimum setback from a **lot line** abutting the railway right-of-way is 3.0 metres; and
- (J) The maximum height of a **building** is 12.0 metres.
- (K) On a **lot**, an **artist studio, software development and processing, biotechnical laboratory, industrial computer service, public parking, park, research and development of electronic systems, automation systems, laser technology, robotic control systems, art gallery, personal service shop, and dwelling units** existing on October 11, 1991 are permitted uses;
- (L) A minimum of 50% of the **front yard** is used for **soft landscaping**;
- (M) The minimum **front yard setback** is 3.0 metres;
- (N) The minimum setback from a **lot line** abutting the railway right-of-way is 3.0 metres; and
- (O) The maximum height of a **building** is 17.5 metres.
- (P) On a **lot**, an **artist studio, software development and processing, biotechnical laboratory, industrial computer service, public parking, park, research and development of electronic systems, automation systems, laser technology, robotic control systems, art gallery, personal service shop, and dwelling units** existing on October 11, 1991 are permitted uses;
- (Q) A minimum of 50% of the **front yard** is used for **soft landscaping**;
- (R) The minimum **front yard setback** is 1.5 metres;
- (S) The minimum setback from a **lot line** abutting the railway right-of-way is 3.0 metres; and
- (T) The maximum height of a **building** is 15.0 metres.

(122) Exception EL 122

The lands subject to this exception must comply with the following:

- (A) a **vehicle washing establishment** is a permitted use.

(123) Exception EL 123

The lands subject to this exception must comply with the following:

- (A) a **vehicle fuel station** is a permitted use.

(124) Exception EL 124

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle service shop** is a permitted use, provided:
 - (i) the use occurs within a wholly enclosed **building**; and
 - (ii) 25 **parking spaces** are provided on the **lot**.

(125) Exception EL 125

The lands subject to this exception must comply with the following:

- (A) On 201 Carlaw AVE and 66 Boston Avenue, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 705-2006, as amended.
- (B) On 1272 DUPONT ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-

law 216-80, as amended.

(126) Exception EL 126

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
 - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
 - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
 - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
 - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
 - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (E) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (F) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.
- (G) On 15 STAFFORD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 137-89, as amended.
- (H) On 15 STAFFORD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-86, as amended.
- (I) On 15 STAFFORD ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 936-04, as amended.

(127) Exception EL 127

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the **open storage** of goods, materials and equipment by the Toronto Transit Commission, Toronto Hydro, Hydro One or a telephone or gas company utility is permitted.
- (B) The land subject to this exception must comply with Regulation 955.10.(391).
- (C) On 391 DAVENPORT RD, 517 DAVENPORT RD, the odd numbered addresses of 519 - 535 DAVENPORT RD, the odd numbered addresses of 537 - 551 DAVENPORT RD, the even numbered addresses of 490 - 494 MACPHERSON AVE, the even numbered addresses of 210 - 222 SPADINA RD, the even numbered addresses of 226 - 270 SPADINA RD, the odd numbered addresses of 201 - 251 WALMER RD, the even numbered addresses of 200 - 248 WALMER RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 553-83, as amended.

(128) Exception EL 128

The lands subject to this exception must comply with the following:

- (A) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (B) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.
- (C) On a **lot**, a bake shop, **club**, **entertainment place of assembly**, **place of assembly**, **eating establishment**, **take-out eating establishment**, or **recreation use** is not permitted, unless:
 - (i) the **front lot line** is on either King Street West or Bathurst Street;
 - (ii) the use is located only on the **first floor**; and
 - (iii) the aggregate area of all operable windows and doors located in any **first floor** wall facing a **street** other than King Street West or Bathurst Street is not greater than 3.3 square metres;
- (D) the maximum **interior floor area** of these uses or any combination of these uses is 300 square metres;
- (E) An **ancillary outdoor patio** in association with a use stated in (C) is not permitted, unless it is located:

- (i) between the front **main wall** of the **building** and the **front lot line**; or
- (ii) between the **main wall** facing the **side lot line** of the **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**.

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(782).

(G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(782).

(H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(782).

(I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(782).

(129) Exception EL 129

The lands subject to this exception must comply with the following:

(A) On the lands, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 130-08, as amended.

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 subject to this exception are to comply with all the following:

(A) **Building setbacks**, parking requirements, **landscaping** and **open storage** requirements do not apply.

(2) Exception EH 2

The lands subject to this exception are to comply with all the following:

(A) **Building setbacks** and **open storage** requirements do not apply.

(3) Exception EH 3

The lands subject to this exception are to comply with all the following:

(A) The minimum **building setback** from the **side lot line** abutting the unopened road allowance of Old Eglinton Avenue is 1.82 metres.

(4) Exception EH 4

The lands subject to this exception are to comply with all the following:

(A) A minimum 3.35 metre wide **landscaping** strip running along the **lot line** abutting LePage Street is required; and

(B) The maximum height of a radio transmission tower will be 216.4 metres above sea level.

(5) Exception EH 5

The land subject to this exception must comply with Regulation 955.10.(366).

(6) Exception EH 6

The lands subject to this exception are to comply with all the following:

(A) Storage and parking of motor **vehicles** awaiting repair will not be permitted in the **front yard**.

(7) Exception EH 7

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.30.20, A **club** is permitted;
 - (B) A minimum 2 metre wide **landscaping** strip is required along the **lot line** abutting Pemican Court excluding **driveways** to the **street**;
 - (C) The maximum **gross floor area** for a **club** use will not exceed 1,788 metres square;
 - (D) A minimum of 55 **parking spaces** is required;
 - (E) Parallel **parking spaces** will be permitted to be included in the minimum **parking space** requirement; and
 - (F) The minimum width of a **drive aisle** is 6 metres.
- (8) Exception EH 8
- The lands subject to this exception are to comply with all the following:
- (A) The minimum **building setback** from the **front lot line** is 4.5 metres.
- (9) Exception EH 9
- The land subject to this exception must comply with Regulation 955.10.(360).
- (10) Exception EH 10
- The lands subject to this exception are to comply with all the following:
- (A) Despite Section 60.30.20, **open storage** of scrap metal is only permitted in metal bins located along the rear wall of the **building**.
- (13) Exception EH 13
- The lands subject to this exception are to comply with all the following:
- (A) Despite Section 60.30.20, **open storage** is permitted within the minimum **building setbacks** from the side and **rear lot lines**.
- (14) Exception EH 14
- The land subject to this exception must comply with Regulation 955.10.(361).
- (15) Exception EH 15
- The land subject to this exception must comply with Regulation 955.10.(362).
- (16) Exception EH 16
- The lands subject to this exception are to comply with all the following:
- (A) Despite Section 60.30.20, **open storage** is permitted within the minimum **building setback** from the **rear lot line**.
- (17) Exception EH 17
- The lands subject to this exception are to comply with all the following:
- (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**.
- (18) Exception EH 18
- The lands subject to this exception are to comply with all the following:
- (A) Despite Section 60.30.20 permitting a **salvage yard**, a **vehicle** wrecking yard is not permitted;
 - (B) The number of **parking spaces** located in the **front yard** can not exceed 13 spaces;
 - (C) The area of the **front yard** will be **landscaped** except for the 13 **parking spaces** and **driveways** leading directly from the **street**;
 - (D) The area of the **lot** used for **open storage** and operations relating to a **salvage yard** will be enclosed by an opaque fence not less than 1.8 metres in height, except for the fence along the easterly **lot line**;
 - (E) a 4.27 metre high steel clad fence will be provided along the full length of the **lot line** abutting Weston Road; and
 - (F) No **open storage** or operations are permitted closer than:
 - (i) 9.0 metres from a **lot line** abutting Weston Road; and
 - (ii) 30.0 metres from a **lot line** abutting Fenmar Drive.
- (19) Exception EH 19
- The land subject to this exception must comply with Regulation 955.10.(363).

(21) Exception EH 21

The lands subject to this exception are to comply with all the following:

- (A) All outdoor storage and operations will be located in the rear of the **building**; and
- (B) Fencing will not exceed 3.7 metres in height.

(22) Exception EH 22

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.30.20, medical and dentist offices, **open storage** of salvage materials in containers and the repair and maintenance of equipment are permitted.

(23) Exception EH 23

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.30.20, the melting of ore and metals in a non-noxious manner is permitted.

(24) Exception EH 24

The lands subject to this exception are to comply with all the following:

- (A) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**.

(25) Exception EH 25

The lands subject to this exception are to comply with all the following:

- (A) **Open storage** will be restricted to the **rear yard**; and
- (B) The maximum height will be restricted to the height of the principal **building**.

(26) Exception EH 26

The lands subject to this exception are to comply with all the following:

- (A) A minimum 15 metre wide strip of land along the length of the **lot line** abutting McNicoll Avenue will be used for **landscaping** and two **driveways** for **vehicle** access; and
- (B) **Driveways** for **vehicle** access will not exceed 9.5 metres in width.

(27) Exception EH 27

The lands subject to this exception are to comply with all the following:

- (A) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**; and
- (B) Parking is not permitted within the front **building setback**.

(28) Exception EH 28

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from the **lot line** abutting Malley Road is 0.5 metres.

(29) Exception EH 29

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from a **side lot line** is 1.8 metres.

(30) Exception EH 30

The lands subject to this exception are to comply with all the following:

- (A) The **basements** of all **buildings** will be a minimum of 1.8 metres above the invert of the West Branch of the Highland Creek.

(31) Exception EH 31

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from the centre line of the East Highland Creek is 30.0 metres.

(32) Exception EH 32

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from the centre line of the East Highland Creek is 22.5 metres.

(33) Exception EH 33

The lands subject to this exception are to comply with all the following:

- (A) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**;
- (B) A minimum 12 metre wide strip of land running along the **lot line** abutting Melham Court will be used for **landscaping** and **vehicle** access; and
- (C) A minimum 15 metre wide strip of land running along the **lot line** abutting Melham Drive will be used for **landscaping** and **vehicle** access.

(34) Exception EH 34

The lands subject to this exception are to comply with all the following:

- (A) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**;
- (B) A minimum 12 metre wide strip of land running along the **lot line** abutting Melham Court will be used for **landscaping** and **vehicle** access.

(38) Exception EH 38

The lands subject to this exception are to comply with all the following:

- (A) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that the loading facility:
 - (i) is setback a minimum of 18 metres from the **street lot line**.
- (B) Is not located adjacent to a **lot line** abutting Warden Avenue, Ellesmere Road or Birchmount Road.

(40) Exception EH 40

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60. 30. 20, chemical manufacturing, processing and warehousing uses carried on in connection with, or related to, chemical and pharmaceutical manufacturing, processing or warehousing is permitted;
- (B) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**.

(41) Exception EH 41

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60. 30. 20, a real estate office is also permitted.

(42) Exception EH42

The land subject to this exception must comply with Regulation 955.10(134)

(43) Exception EH 43

The lands subject to this exception are to comply with all the following:

- (A) The maximum permitted **building** height including all platforms and piping is 46 metres; and
- (B) The minimum required **building setback** from a **lot line** is 8 metres.

(44) Exception EH 44

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.
- (B) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:
 - (i) the use is within a wholly enclosed **building**; and
 - (ii) there is no outdoor storage of raw materials associated with these uses.
- (C) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

900.24 EO - Zone

900.24.1 General

(1) EO Zone Exceptions

The regulations located in Article 900.24.10 apply only to the exceptions subject to the EO zone and identified with the corresponding exception number.

900.24.10 Exceptions for EO Zone

(2) Exception EO 2

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.40.20, a **vehicle dealership** is permitted; and
- (B) The minimum frontage for a **lot** used for a **vehicle dealership** will be 22 metres.

(6) Exception EO 6

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.40.20, a funeral establishment is permitted.

(7) Exception EO 7

The lands subject to this exception are to comply with all the following:

- (A) Any **building** or **structure** erected within 79.2 metres if the centre line of York Mills Road will be constructed in such a manner that:
 - (i) the **buildings** or **structures** front on York Mills Road; and
 - (ii) the **buildings** or **structures** have loading facilities located so that they are not visible from York Mills Road along any line that is perpendicular to York Mills Road.
- (B) The minimum front **building setback** will be 33.5 metres from the centreline of the original road allowance of York Mills Road;
- (C) The minimum **building setback** from the westerly **lot line** will 15 metres;
- (D) the minimum **building setback** from an Open Space zone; and
- (E) All portions of underground **structures** will be set back from the limits of the exception zone a distance equal to the depth of the **structure** below grade

(8) Exception EO 8

The land subject to this exception must comply with Regulation 955.10.(556).

(11) Exception EO 11

The land subject to this exception must comply with Regulation 955.10.(364).

(12) Exception EO 12

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.40.20, a **vehicle dealership** with **ancillary vehicle repair shop** is permitted; and
- (B) The minimum frontage for a **lot** used for a **vehicle dealership** will be 22 metres.

(13) Exception EO 13

The lands subject to this exception are to comply with all the following:

- (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.

(14) Exception EO 14

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.40.20, a **vehicle washing establishment** is permitted.

(21) Exception EO 21

The lands subject to this exception are to comply with all the following:

- (A) In addition to the uses permitted in Section 60.40.20, a funeral establishment is permitted; and

(B) The **floor space index** for a **funeral home** will not exceed 0.5.

(22) Exception EO 22

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.10.2., being the former Town of Leaside By-law 2-94.

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 subject to this exception shall comply with all the following:

- (A) the maximum height shall not exceed the lesser of 4 storeys or 15 metres;
- (B) the number of beds in a **nursing home** shall not exceed 100;
- (C) a minimum of 45 % of the **lot** shall be used only for **soft landscaping**;
- (D) the minimum setback from the southerly **lot line** for all **buildings** and **structures** is 8.0 metres
- (E) a **driveway** or an area used for the parking or storage of a **vehicle**, shall be a minimum of 0.5 metres from the southerly **lot line**; and
- (F) the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1984-131.

(2) Exception I 2

On the lands subject to Exception I-2 the permitted uses shall be limited to either a **Nursing Home** or a **Retirement Home** that shall comply with the following:

- (A) it shall contain more than 100 beds;
- (B) the maximum **building** height shall be the lesser of 3 storeys or 13 metres;
- (C) the minimum number of **parking spaces** required shall be equal to 1 **parking space** for each 4 beds;
- (D) the minimum required **building setbacks** shall be those that existed on the date of the passage of this By-law; and
- (E) the minimum area of **landscaping** required shall be that which existed on the date of the passage of this By-law.

(3) Exception I 3

The lands subject to this exception shall comply with all the following:

- (A) the total number of beds shall not exceed 256;
- (B) the minimum **building setback** from the **rear lot line** is 12.0 metres;
- (C) the maximum **building** height shall be the lesser of:
 - (i) along Albion Road:
 - (a) 3 storeys; or
 - (b) 11.5 metres; and
 - (ii) along the rear of the **building** or **structure**:
 - (a) 4 storeys; or
 - (b) 14.5 metres; and
- (D) the **floor space index** on the **lot** shall not exceed 0.89;
- (E) the maximum **lot coverage** shall not exceed 22.5%;
- (F) a minimum of 50% of the **lot** shall be use for not other purpose than **landscaping** and a minimum of 85% of that **landscaped** area shall be used for only **soft landscaping**;

(G) the width of a **driveway** between Albion Road and the rear of the main **building** shall not be less than 24 feet in width.

(4) Exception I 4

The lands subject to this exception shall comply with all the following:

- (A) the **floor space index** shall not exceed 1.2;
- (B) the **lot coverage** shall not exceed 37%;
- (C) a minimum of 35% of the **lot** shall be use for not other purpose than **landscaping** and a minimum of 75% of that **landscaped** area shall be used for only **soft landscaping**;
- (D) the maximum **building** height shall be the lesser of:
 - (i) 4 storeys; and
 - (ii) 15 metres
- (E) for the development existing on the site on the date of the enactment of this By-law, a minimum of 71 **parking spaces** are requires. Any addition or expansion shall comply with the parking requirements of this By-law;
- (F) the minimum **rear yard setback** shall be 3.0metres
- (G) the following uses area permitted provided the are located on the ground floor:
 - (i) office, medical office, **laboratory**; and
 - (ii) provided these are also less than 150m2 in net floor area, a **financial institution, eating establishment, and personal service shop**.
- (H) a below grade parking **structure** shall comply with the following setback requirements:
 - (i) 5.64 metres from Humber college Boulevard;
 - (ii) 7.62 metres from Westmore Drive;
 - (iii) 7.62 metres from the **rear lot line**
 - (iv) 35.0 metres from the easterly side **lot** line

(5) Exception I 5

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 15%;
- (B) the minimum setback from a **lot line** that abut a **street** is 3.0 metres.

(6) Exception I 6

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) a **main wall** containing a **vehicle** entrance into the **building** shall be setback a minimum of 5.7 metres from a **lot line**;
- (C) the maximum **interior floor area** used for a senior's daycare is 215 square metres;
- (D) the maximum **interior floor area** used for an auditorium is 280 square metres;
- (E) the maximum height of a **building** or **structure** is 27 metres;
- (F) the maximum **lot coverage** is 47%; and
- (G) the minimum number of **parking space** required is 103;
- (H) **amenity space** shall be provided inside a **building** at a rate of 1.5 square metres for each **dwelling unit**; and
- (I) underground parking **structures** may be located in a required yard setback.

(7) Exception I 7

The lands subject to this exception shall comply with all the following:

- (A) the use permitted on the **lot** is only a senior citizen **apartment building**
- (B) minimum setback from a **lot line** that abuts a **street** is:
 - (i) 36 metres, where the **lot line** abuts Eglinton Avenue, measured from the original centreline of the **street**;
 - (ii) 12.0 metres in all other cases;
- (C) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (D) the maximum **lot coverage** is 18%; and

(E) **amenity space** shall be provided inside a **building** at a minimum rate of 9.0 square metres for each **dwelling unit**.

(8) Exception I 8

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 18.5 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;

(C) the maximum **lot coverage** is 50%; and

(D) the maximum height of a **building** or **structure** is the lesser of 4 storeys and 14.0 metres;

(E) the **gross floor area** used for a **place of worship** shall not be more than 20% of the **lot area**

(H) **amenity space** shall be provided inside the senior citizen **apartment building** at a minimum rate of 1.4 square metres for each **dwelling unit**;

(I) for the senior citizen **apartment building**, **parking spaces** shall be provided at a minimum rate of 0.5 for each **dwelling unit**.

(9) Exception I 9

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts a **street** is:

(i) 36.0 metres where the **lot line** abuts Markham Road, measured from the original centreline of the **street**;

(ii) 9.0 metres where the **lot line** abuts Eastpark Boulevard; and

(iii) 12.0 metres in all other cases;

(B) the maximum **floor space index** is 2.4;

(C) the maximum **lot coverage** is 18%;

(D) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law.

(10) Exception I 10

The lands subject to this exception shall comply with all the following:

(A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, 36.0 metres;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(11) Exception I 11

The lands subject to this exception shall comply with all the following:

(A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a lawfully existing **building**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**; and

(C) the maximum **lot coverage** is 50%.

(12) Exception I 12

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is:
 - (i) 13.5 metres from the northerly **lot line**;
 - (ii) 6.0 metres from the easterly **lot line**; and
- (B) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 20.5 metres, where the **lot line** abuts Danforth Avenue, measured from the centreline of Danforth Avenue;
 - (ii) 6.0 metres, where the **lot line** abuts Leyton Avenue; and
 - (iii) 4.5 metres, where the **lot line** abuts Robinson Avenue; and
- (C) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to the vertical distance from the surface of the lowest floor used for parking to the elevation of finished grade at the **front lot line**;
- (D) a minimum of 40% of the area of the **lot** shall used for **soft landscaping**;
- (E) **parking spaces** shall be provided at a minimum rate of 0.2 for each **dwelling unit**;

(13) Exception I 13

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, 30 metres measured from the centre line of the original road allowance of Lawrence Avenue, Ellesmere Road and Kennedy Road;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(14) Exception I 14

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking space** shall be provided at the minimum rate of 1 for each 4 beds;
- (C) the **gross floor area** of all floors above grade, in all **buildings**, shall not be more than the area of the **lot**.

(15) Exception I 15

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (B) the maximum accommodation in the **residential care home** is 30 persons, exclusive of staff.
- (C) **parking spaces** shall be provided at a minimum rate of:
 - (i) 1.9 for each 100 square metres of medical office; and
 - (ii) 0.5 for each 100 square metres of a **residential care home**.

(16) Exception I 16

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres.
- (B) **parking spaces** shall be provided at a minimum rate of 0.5 for each 100 **gross floor area**;
- (C) required **parking space** may be located on the abutting **lot** to the south.

(17) Exception I 17

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Morningside Avenue or Ellesmere Road is 36.0 metres, measured from the original centreline of the **street**.

(18) Exception I 18

- The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from the southerly **side lot line** is 5.4 metres;
 - (B) **parking spaces** shall be provided at a minimum rate of:
 - (i) 0.6 for each seniors **dwelling unit**; and
 - (ii) 1.3 for each residence for a doctor, nurse or student;
 - (iii) 2.05 for each 100 square metres of medical space.

(19) Exception I 19

- The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **lot line** that abuts a **street** is 26.0 metres measured from the centreline of the **street**.

(20) Exception I 20

- The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **front lot line** is 6.0 metres;
 - (B) the minimum setback from the westerly **lot line** is 2.5 metres;
 - (C) the minimum setback from a **side lot line** that abuts a **street** is 4.0 metres;
 - (D) the minimum setback from a **rear lot line** is 9.0 metres;
 - (E) the maximum height is:
 - (i) 9.0 metres on any portion of the **lot** located within 19.0 metres of a **lot** in a RD zone; and
 - (ii) the lesser of 24 metres and 6 storeys on all other portions of the **lot**; and
 - (F) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

(21) Exception I 21

- The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **front lot line** is 4.0 metres;
 - (B) the minimum setback from a **side lot line** that abuts a **street** is 6.0 metres;
 - (C) the minimum setback from a **rear lot line** is 11.0 metres;
 - (D) the minimum setback from the southerly **lot line** is 1.5 metres;
 - (E) the maximum height is the lesser of 4 storeys and 16.0 metres; and
 - (F) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

(22) Exception I 22

- The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **lot line** is:
 - (i) 1.5 metres from the northerly **lot line**;
 - (ii) 6.0 metres from the southerly **lot line**;
 - (iii) 4.0 metres from the **front lot line**; and
 - (B) The maximum **building depth** is 50.0 metres, measured from the required minimum **front yard setback**;
 - (C) the maximum height is the lesser of 4 storeys and 16.0 metres; and
 - (D) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

(23) Exception I 23

- The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **front lot line** is 6.0 metres;
 - (B) the minimum setback from a **lot line** that abuts a **lot** in a RD or RS zone is 8.0 metres;
 - (C) there shall be a maximum of 75 **nursing home** beds and senior's **dwelling units** or dwelling rooms;
 - (D) the maximum height is the lesser of 3 storeys and 15.0 metres;
 - (E) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room; and
 - (F) a minimum of 4 required **parking spaces** shall be surface parking.

(24) Exception I 24

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 4.5 metres;
- (B) the minimum setback from a **side lot line** is 3.5 metres;
- (C) the minimum setback from a **rear lot line** is 6.0 metres;
- (D) the maximum height is the lesser of 3 storeys and 12.0 metres; and
- (E) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

(25) Exception I 25

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (B) the minimum setback from a **side lot line** is 1.5 metres;
- (C) the minimum setback from a **rear lot line** is 20.0 metres;
- (D) the maximum height is:
 - (i) 9.0 metres on any portion of the **lot** located within 30.0 metres of a **lot** in a RD zone; and
 - (ii) the lesser of 24 metres and 6 storeys on all other portions of the **lot**; and
- (E) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

(28) Exception I 28

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 18.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**.

(29) Exception I 29

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between the **main walls** of two **buildings** on a **lot** is a distance equal to 1/2 the total height of the two **buildings**;
- (D) **amenity space** shall be provided in a **building**, at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50.
- (E) underground parking **structures** may be located in a required yard provided that they are setback from a **lot** the greater of:
 - (i) 3.0 metres; and
 - (ii) the distance between the elevation of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**.
- (F) the minimum **landscaping** area shall be equal to 45% of the **gross floor area** of all storeys located at or above grade.

(30) Exception I 30

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** for the shelter shall be provided at a minimum rate of:
 - (i) a minimum of 10 **parking spaces** for the first 20 beds; and
 - (ii) 2 additional **parking spaces** for each 5 beds over 20; and
- (C) the **gross floor area** of the **place of worship** shall not be more than 13% of the **lot area**;
- (D) the **gross floor area** of the shelter shall not be more than 25% of the **lot area**.

(31) Exception I 31

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;

(B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.

(34) Exception I 34

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the maximum **lot coverage** is 40%;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(35) Exception I 35

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from the east **lot line** is:
 - (i) 30.0 metres for principal **buildings** and **structures**; and
 - (ii) 10 metres for **ancillary buildings** used as **landscaping** feature
- (B) a roof having a height greater than 20 metres shall be setback a minimum of 100 metres from the east property line and 39 metres from the west property line
- (C) the portion of a parking **structure** that is wholly below grade shall be setback a minimum of
 - (i) 10 metres from the easterly **lot lines**
 - (ii) 30 metres from all other **lot lines**
- (D) the maximum height of a **building** is 26 metres;
- (E) a 10 metre wide strip of land along the entire length of the easterly **lot line** shall be used for only **landscaping**, walkways and bicycle path;
- (F) a minimum of 50% of the **lot** not covered by permissible **buildings** and required **parking spaces** shall be used only for **landscaping** accessible to the public;
- (G) a minimum of 156 **parking space** shall be provided on site parking for all uses except a school. All other required parking shall be located not more than 350 metres from any **lot line** of the property.
- (H) a minimum of 40 **parking spaces** shall be required on site for a school;
- (I) a maximum of 375 square metres may be used for a **retail store**.

(36) Exception I 36

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** or **structure** is the lesser of 14 storeys and 44.0 metres;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a lawfully existing **building**;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(37) Exception I 37

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of **dwelling units** is 400;
- (B) the maximum **lot coverage** is 18%;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 36 metres where the **lot line** abuts Lawrence Avenue;
 - (ii) 12.0 metres from all other **streets**;
- (D) **parking spaces** shall be provided at a minimum rate of 3 for each 20 **dwelling units**;
- (E) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** the greater of:
 - (i) 3.0 metres; and

(ii) a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**.

(F) a minimum of 60% of the **lot area** shall be used for **landscaping**;

(G) **amenity space** shall be provided at a minimum rate of 0.9 square metres for each **dwelling unit** or bed sitting room;

(H) the minimum setback from the easterly **lot line** shall be a distance equal to 1/2 the height of the **building**;

(I) only a seniors **apartment building** is permitted.

(38) Exception I 38

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** is

(i) 9.0 metres from the **front lot line**; and

(ii) 1.0 metres from all other **lot lines**.

(B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(39) Exception I 39

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** is:

(i) 36.0 metres where the **lot line** abuts Markham Road; and

(ii) 9.0 metres where it abuts Eastpark Boulevard;

(B) the minimum setback from a **side lot line** and **rear lot line** is 7.5 metres;

(C) the minimum setback from a **lot line** that abuts a **lot** in an RD or RS zone is 12.0 metres;

(D) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**;

(E) the maximum **lot coverage** is 33%;

(F) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law.

(40) Exception I 40

The lands subject to this exception shall comply with all the following:

(A) The minimum setback from a **front lot line** is 3.0metres;

(B) indoor **amenity space** shall be provided at a minimum rate of 2.8 square metres for each **dwelling unit**;

(C) the minimum setback from a **rear lot line** is:

(i) 7.5 metres for a **structure** with a height the lesser of 1 **storey** and 5.5 metres;

(ii) 36 metres for all other **structures**;

(D) for a parking **structure** the following setbacks apply:

(i) minimum 9.14 metres from a **rear lot line**;

(ii) no required yard setback from the westerly **side lot line**

(E) the maximum number of **dwelling units** is 48;

(F) **parking spaces** shall be provided at a minimum rate of 0.25 for each **dwelling unit** or bed sitting room.

(41) Exception I 41

The lands subject to this exception shall comply with all the following:

(A) the maximum number of **dwelling units** is 104;

(B) The minimum setback from a **lot line** is 3.0 metres;

(C) the maximum height of a principal **building** is the lesser of 6 storeys and 20.5 metres;

(D) the minimum **building setback** from a top-of-bank line is 10.0 metres;

(E) **parking spaces** shall be provided at the minimum rate of :

(i) 1.0 for each **dwelling unit**; and

(ii) 0.1 for each **dwelling unit** and used only for visitor parking

- (ii) 0.25 per **nursing home dwelling unit** or bed sitting room;
- (F) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(42) Exception I 42

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, 30 metres measured from the centre line of the original road allowance of Lawrence Avenue, Ellesmere Road and Kennedy Road;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.
- (D) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**.

(43) Exception I 43

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **amenity space** shall be provided at the minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (C) **parking space** shall be provided at the minimum rate of :
 - (i) 1.25 per **dwelling unit**; and
 - (ii) 0.25 per seniors apartment **dwelling unit**
- (D) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(44) Exception I 44

The lands subject to this exception shall comply with all the following:

- (A) **parking spaces** shall be provided at the minimum rate of 3 for 100 square metres of **gross floor area**;
- (B) The minimum setback from a **lot line** is:
 - (i) 3.0 metres from the westerly **lot line**;
 - (ii) 9.0 metres from the easterly **lot line**;
 - (iii) 6.0 metres from the southerly **lot line**; and
 - (iv) 6.0 metre where the **lot line** abuts Lawrence Avenue; and
- (C) a minimum 6.0 metre wide strip of land along the entire length of the easterly **lot line** shall be used only for **landscaping** and a pedestrian and bicycle pathway;
- (D) the maximum height of a **building** is 2 storeys and 15.0 metres;
- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this by-law.

(45) Exception I 45

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts McCowan Road is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(46) Exception I 46

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 33.0 metres where the **lot line** abuts Sheppard Avenue, measured from the original centreline of the road;
 - (ii) 9.0 metres in all other cases;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (ii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(47) Exception I 47

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the **front lot line** is 6.0 metres;
- (B) the minimum setback from the westerly **lot line** is 1.5 metres;
- (C) the minimum setback from a **rear lot line** is 11.0 metres;
- (D) the maximum **lot coverage** is 50%.
- (E) **parking space** shall be provided at the rate of: 0.3 for each **dwelling unit** or bed sitting room;
- (F) The maximum height of a **building** or **structure** is:
 - (i) 9.0 metres for any part of a **building** or **structure** located within 21.0 metres of a **lot line** that abuts a **lot** in a RD zone;
 - (ii) 24.0 metres and 6 storeys in all other cases;
- (G) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this by-law.

(49) Exception I 49

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 22.0 metres where the **lot line** abuts Victoria Park Avenue, Pharmacy Avenue or St.Clair Avenue; and
 - (ii) 6.0 metres in all other cases;
- (B) the maximum **lot coverage** is 30%.
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this by-law.

(50) Exception I 50

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 4.0 metres;
- (B) the minimum setback from the easterly **lot line** is 6.0 metres;
- (C) the minimum setback from a **rear lot line** is 6.0 metres;
- (D) the maximum **lot coverage** is 50%.
- (E) **parking space** shall be provided at the rate of: 0.3 for each **dwelling unit** or bed sitting room;
- (F) The maximum height of a **building** or **structure** is 12.0 metres and 3 storeys.

(52) Exception I 52

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kingston Road is 36.0 metres, measured from the original centreline of the **street**;

(B) an entire **building** or **structure** is to be at least 76 metres from the top of the bluff.

(53) Exception I 53

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres where the **lot line** abuts Kingston Road, measured from the centreline of the road;
 - (ii) 12.0 where the **lot line** abuts Brimley Road;
- (B) the minimum setback from a **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback from a **side lot line** is:
 - (i) 7.5 metres from the easterly **lot line**;
 - (ii) a distance equal to 1/2 the height of the **building**, from a **side lot line** does not abut a **street**;
- (D) the maximum **lot coverage** is 18%;
- (E) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade; and
- (F) indoor **amenity space** shall be provided at the rate of 0.9 square metres for each **dwelling unit**;
- (G) a minimum of 60% of the area of the **lot** shall be **landscaped**;
- (H) **parking space** shall be provided at a rate of:
 - (i) 0.2 for each **dwelling unit** and used for resident parking; plus
 - (ii) 0.05 for each **dwelling unit** and used only for visitor parking.

(54) Exception I 54

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 6.0 metres;
- (B) an entire **building** or **structure** is to be at least 76 metres from the top of the bluff.
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(55) Exception I 55

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (B) the maximum **lot coverage** is 40%;
- (C) all lands not covered by **buildings** and required **parking spaces** shall be **landscaped**.

(56) Exception I 56

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Old Kingston Road is 25.9 metres, measured from the original centreline of the **street**;
- (B) the maximum height of a **building** is the lesser of 4 storeys and 13.5 metres;
- (C) the maximum setback from the westerly **lot line** is 4.5 metres;
- (D) the maximum setback from the most southerly **lot line** of **lot 3**, Plan M-1677 is 4.5 metres;
- (E) the minimum setback from all other **side lot line** and **rear lot line** is 7.5 metres;
- (F) a minimum of 30% of the **lot area** shall be **landscaped**;
- (G) the maximum number of beds is 132, including 32 nursing beds.
- (H) **parking spaces** shall be provided at a rate of 1 for each 4 beds;
- (I) a minimum of :
 - (i) 6 **parking space** may be located in the **front yard**;
 - (ii) 55% of the required **parking spaces** may be located on a **lot** that is within 60.0 metres of this **lot**.

(57) Exception I 57

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kingston Road is 30.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;
- (C) a minimum of 30% of the **lot area** shall be **landscaped**;
- (D) the maximum height of a **building** or **structure** is 2 storeys and 8.5 metres.

(59) Exception I 59

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of **dwelling units** is 25;
- (B) the maximum height of a **building** or **structure** is 14.5 m and 4 storeys;
- (C) indoor **amenity space** shall be provided at a rate of 1.12 square metres for each **dwelling unit**;
- (D) the maximum **lot coverage** is 33%;
- (E) the maximum setback from side **lot line** is:
 - (i) 3.0 metres from the southerly **side lot line**;
 - (ii) 2.5 metres from the northerly **side lot line**;
- (F) a balcony may encroach a maximum of 1.5 metres into a required **side yard**;
- (G) indoor parking shall be provided at a rate of 1 for each **dwelling unit**;
- (H) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(60) Exception I 60

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts:
 - (i) Galloway Road, Morningside Avenue, Manse Road or Beechgrove Drive is 31.0 metres;
 - (ii) any other **street** is 9.0 metres;
- (B) the minimum setback from **rear lot line** or a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**.
- (C) underground parking **structures** may be located in a required yard provided that they are setback from a **lot** the greater of:
 - (i) 3.0 metres; and
 - (ii) the distance between the elevation of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**.

(61) Exception I 61

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres where the **lot line** abut Old Kingston Road; and
 - (ii) 9.0 metres in all other cases; and
- (B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) the minimum separation between the **main walls** of two **buildings** on the same is a distance equal to 1/2 the combined total height of the two **buildings**;
- (D) indoor **amenity space** shall be provided at the rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) the minimum setback from a **lot line** that abuts a **lot** in a RD zone or RS zone is 7.5 metres;
- (F) the maximum **gross floor area** shall not be greater than 1.75 times the area of the **lot**;
- (G) the maximum **lot coverage** is 18%;
- (H) **parking space** may be located in a yard that abuts a **street**; and
- (I) **parking spaces** shall be provided at a rate of 3 for each 20 **dwelling units**.

(62) Exception I 62

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts:
 - (i) Lawrence Avenue is 36.0 metres;

- (ii) Morningside Avenue is 31.0 metres;
- (iii) any other **street** is 9.0 metres; and
- (B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) the minimum separation between the **main walls** of two **buildings** on the same is a distance equal to 1/2 the combined total height of the two **buildings**;
- (D) indoor **amenity space** shall be provided at the rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) the maximum **gross floor area** shall not be greater than 1.7 times the area of the **lot**;
- (F) the maximum **lot coverage** is 18%;
- (G) underground parking **structures** may be located in a required yard provided that they are setback from a **lot line** a distance equal to the distance between the elevation of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (H) **parking spaces** shall be provided at a rate of 3 for each 20 **dwelling units**.

(63) Exception I 63

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the **gross floor area** of all **building** shall not be more than 1.5 time the area of the **lot**;
- (C) indoor **amenity space** shall be provided at the rate of 2.0 square metres for each **dwelling unit** or bed sitting room;
- (D) the maximum number of nursing beds is 180;
- (E) the maximum number of **dwelling unit** is:
 - (i) 130 if located in an **apartment building**;
 - (ii) 26 if located in a **townhouse building**;
- (F) the maximum height of a **building** or **structure** is 5 storeys and 22.0 metres;
- (G) **parking spaces** shall be provides at a minimum rate of :
 - (i) Minimum 0.25 for each nursing bed or bed sitting room;.
 - (ii) Minimum 1.4 for each **townhouse dwelling unit**, of which a minimum of 0.2 spaces per unit shall only be used as visitor **parking spaces**;
 - (iii) Maximum 0.5 for each Senior Citizens' apartment **dwelling unit**.

(64) Exception I 64

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres where the **lot line** abuts Old Kingston Road; and
 - (ii) 9.0 metres in all other cases; and
- (B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the **gross floor area** of all **buildings** shall not be more than 50% of the area of the **lot**.

(65) Exception I 65

The lands subject to this exception must comply with the following:

- (A) a school of nursing, a nurses residence, the Missionary Health Institute which may include a chapel, and Canadian Mothercraft Society which may including therein a **day nursery**, are permitted if:
 - (i) that the height of the School of Nursing is not greater than 2 1/2 stories plus **basement**
 - (ii) that the height of the nurses residence is not greater than 4 1/2 storeys plus **basement**
 - (iii) that the height of the Missionary Health Institute **building** shall not exceed 2 storeys plus **basement**
 - (iv) that the height of the Canadian Mothercraft Society **Building** is not greater than 3 storeys plus **basement**
 - (v) that parking facilities for 145 motor **vehicles** must be provided.

(66) Exception I 66

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.1.1.

(67) Exception I 67

The lands subject to this exception shall comply with the following:

- (A) despite regulations to the contrary, the only use permitted on the lands covered by this exception is a detention facility operated by the Government of Canada or the Province of Ontario.

(68) Exception I 68

The lands included in this exception are to comply with the following:

- (A) Despite regulations to the contrary:
- (i) only a fire station, police station or ambulance depot is permitted;
 - (ii) the minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres; and
 - (iii) the minimum **building setback** from a **side lot line** is 3.0 metres.

(69) Exception I 69

The lands subject to this exception shall comply with all the following

- (A) despite regulations to the contrary 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 shall mean any **premises** in which persons are cared for and lodged in **dwelling units** and where **ancillary** administrative, recreational, dining, personal care, religious, nursing, medical care and treatment facilities may be provided; and
 - (ii) For the purposes of this Exception, Seniors' Day Care Centre shall mean a facility for the provision of temporary care for Senior Citizens, for a continuous period not exceeding twenty-four hours. Services provided at the Centre may include preventive medicine, remedial and counselling services, and social, recreational and educational programs for Senior Citizens only; and
- (C) the maximum number of **dwelling units** is 133;
- (D) the minimum **building setback** from a **lot line** is 3.0 metres;
- (E) the maximum **interior floor area** to be used as a Seniors' Day Care Centre is 215 square metres;
- (F) the maximum **interior floor area** used for an Auditorium is 280 square metres;
- (G) the maximum **building height** is 27.0 metres;
- (H) the maximum **lot coverage** is 27%;
- (I) the minimum number of **parking spaces** to be provided is 103; and
- (J) **parking spaces** and the associated **driveways** are permitted in the **street yard**.

(70) Exception I 70

The lands subject to this exception shall comply with all the following:

- (A) Only a **Nursing Home** is permitted with a maximum of 199 beds;
- (B) **parking space** are to be provided at a minimum rate of 3 for each 10 beds;
- (C) required **parking space** are only to be located in a side or **rear yard**, except that **parking spaces** may be located in the **front yard** or a **side yard** that abuts a **street** on **Lots** 22 to 26 inclusive, of Registered Plan Number 5033;
- (D) a minimum of 25% of the **lot area** is to be used for **landscaping**;
- (E) except for permitted **parking spaces** and **drive aisles**, the **front yard** is to be used for no other purpose than **landscaping**; and
- (F) a minimum of one elevator shall be provided in each **building** of more than one-**storey** in height.

(71) Exception I 71

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres.

(72) Exception I 72

The lands subject to this exception shall comply with all the following:

- (A) only the following uses shall be permitted:
- (i) a **Place of Worship**;
 - (ii) a **retirement home** consisting of a maximum of 190 self-contained **dwelling units** and in addition there shall be communal eating and recreation facilities; and

- (iii) medical office, office, and convenience commercial uses, **ancillary** to the **retirement home**, if the total cumulative interior floor of all these uses is not more than 92.0 square metres; and
- (B) the minimum setback from a **lot line** is :
 - (i) 25.0 metres from a **lot line** that abuts Danforth Road;
 - (ii) 30.0 metres from the westerly **lot line**; and
 - (iii) 12.0 metres in all other cases; and
- (C) the maximum **lot coverage** is 20%;
- (D) a minimum of 40 % of the area of the **lot** is to be used for no other purpose than **landscaping**;
- (E) the minimum setback from a **lot line** for a below grade parking **structure** is the greater of :
 - (i) 3.0 metres; and
 - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (F) the maximum **gross floor area** of all **buildings** is not more than 130% of the area of the **lot**;
- (G) the maximum **building** height is the lesser of 8 storeys and 26.0 metres; and
- (H) **Parking spaces** are to be provided in accordance with the following:
 - (i) for a **Place of Worship** use, at a minimum rate of 13.24 **parking spaces** for each 100 m² of the following: **gross floor area** minus the **interior floor area** of accessory **basements** and rooms used exclusively for heating, cooling, ventilation and electrical; and
 - (ii) For **retirement home**, at a minimum rate of one **parking space** for each 5 **dwelling units**.

(73) Exception I 73

The lands subject to this exception shall comply with all the following:

- (A) the only uses permitted on the **lot** are:
 - (i) **Day Nursery**;
 - (ii) **Nursing Home**;
 - (iii) **Place of Worship**; and
 - (iv) **Retirement Home**; and
- (B) the minimum **building setback** from a **lot line** is:
 - (i) 11.0 metres if the **lot line** abuts a **street**;
 - (ii) 7.5 metres from the **rear lot line**; and
 - (iii) 6.0 metres from the east **lot line**; and
- (C) The maximum height of a **building** is 12.0 metres and 3 storeys;
- (D) the maximum **lot coverage** is 50%; and
- (E) **parking spaces** for the **nursing home** and **retirement home** are to be provided at a minimum rate of 0.3 for each bed sitting room and **dwelling unit**.

(74) Exception I 74

The lands subject to this exception shall comply with all the following:

- (A) the only uses permitted on the **lot** are:
 - (i) **Day Nursery**;
 - (ii) **Nursing Home**;
 - (iii) **Hospital**; and
 - (iv) **Retirement Home**; and
- (B) the intensity of use shall not exceed an F.S.I. of 1.8; and for the purpose of this exception:
 - (i) **Floor Space Index** (F.S.I.) means the ratio of the total floor area to the area of the **lot**.
 - (ii) Total Floor Area means the aggregate of the areas of each floor above grade measured between the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of motor **vehicles**, locker storage and laundry facilities, but excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any area used for recreational or mechanical purposes; and
- (C) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (D) the minimum above ground separation between the **main walls** of two **buildings** is a distance equal to 1/2 the total combined height of the two **buildings**;

- (E) **amenity space** is to be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres if the **lot line** abuts Sheppard Avenue; and
 - (ii) 12.0 metres if the **lot line** abuts pharmacy Avenue; and
- (G) **parking space** are to be provided at a minimum rate of 1 for each 7 **dwelling units** or **bed-sitting rooms**.

(75) Exception I 75

The lands subject to this exception shall comply with all the following:

- (A) the only uses permitted on the **lot** are a **residential care home** and offices related to the delivery of community or public services;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum **building setback** from a **side lot line** is 5.0 metres;
- (D) the maximum **lot coverage** is 35%; and
- (E) **parking space** are to be provided at a minimum rate of:
 - (i) 2.25 spaces for each 100 m2 of **gross floor area** for office space related to the provision of community or public services; and
 - (ii) 1.0 spaces for each 100 m2 of **gross floor area** for **residential care home**.

(76) Exception I 76

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is
 - (i) 36.0 metres, measured from the original centreline of the **street** if the **lot line** abuts Finch Avenue; and
 - (ii) 26.0 metres, measured from the original centreline of the **street** if the **lot line** abuts Brimley Road;
- (B) the maximum **gross floor area** of all **buildings** may not be greater than 40% of the **lot area**;
- (C) underground **structures** used for parking are to be setback from a **lot line** a distance equal to the distance between the elevation of the finished surface of the lowest floor of the **structure** and the elevation of the ground at the **front lot line**;
- (D) all lands not used for **parking spaces** and **driveways** is to be **landscaped**; and
- (E) the only uses permitted are Ambulance Depots, Fire Stations, Police Stations, Police Training Facilities, **Public Utilities** and **Public Works Yards**.

(77) Exception I 77

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Finch Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum **building setback** from a side and **rear lot line** is 7.5 metres;
- (C) a maximum of 8 **parking space** used only for visitor parking may be located in the **front yard**; and
- (D) the only uses permitted are Ambulance Depots, Fire Stations, Police Stations, Police Training Facilities, **Public Utilities** and **Public Works Yards**.

(84) Exception I 84

The lands subject to this exception must comply with the following:

- (A) the maximum **lot coverage** is 35%;
- (B) The maximum **building** height is 10.0 metres;
- (C) the minimum **building setback** from the **front lot line** is 3.0 metres; and
- (D) **parking space** must be provided at a minimum rate of 3.0 for 100 square metres of **gross floor area**.

(85) Exception I 85

The lands subject to this exception must collectively comply with the following:

- (A) despite regulation to the contrary, only a **nursing home** is permitted;
- (B) the minimum **building setback** from a **lot line** that abuts Ellesmere Road is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum **building setback** from a **side lot line** and a **rear lot line** is the greater of 7.5 metres and 1/2 the height of the **building**;

- (D) a minimum of 30% of the **lot area** must be used for no other purpose than **landscaping**;
- (E) the maximum **building** height is the lesser of 8 storeys and 26 metres;
- (F) **parking space** are to be provided at a minimum rate of 0.3 for each bed in the **nursing home**; and
- (G) **parking space** may only be located in a **side yard** or **rear yard**.

(86) Exception I 86

The lands subject to this exception must comply with the following:

- (A) in addition to the uses permitted in the zone, a senior's **apartment building, nursing homes**, living accommodation for Scarborough **hospital** personnel, and offices for medical practitioners are also permitted;
- (B) the maximum **lot coverage** is the **lot coverage** that existed on the date of the enactment of this by-law; and
- (C) the maximum **gross floor area** is the **gross floor area** that existed on the date of the enactment of this by-law.

(87) Exception I 87

The lands subject to this exception must comply with the following:

- (A) in addition to the uses permitted in the zone, a senior's **apartment building, nursing homes**, living accommodation for Scarborough **hospital** personnel, and offices for medical practitioners are also permitted;
- (B) the maximum **gross floor area** is the **gross floor area** that existed on the date of the enactment of this by-law; and
- (C) the maximum **lot coverage** is the **lot coverage** that existed on the date of the enactment of this by-law.

(88) Exception I 88

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not permitted.
- (B) On 317 DUNDAS ST W, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(765).
- (C) On 20 GRANGE RD, 100 MC CAUL ST, 100R MC CAUL ST, the even numbered addresses of 74 - 76 MC CAUL ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 714-01, as amended.
- (D) On 317 DUNDAS ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 997-04, as amended; and
- (E) a **post-secondary school** is also permitted.

(89) Exception I 89

The lands subject to this exception must comply with the following:

- (A) the only uses permitted on the **lot** are a fire station and ambulance station;

900.31 IH - Zone

900.31.10 Exceptions for IH Zone

(1) Exception IH 1

The lands subject to this exception must comply with the following:

- (A) the maximum **floor space index** shall not exceed the total **gross floor area** of all **buildings** existing on the **lot** on date of the enactment of this By-law, despite the **floor space index** permitted in Clause 80.20.40.40.(1).
- (B) the maximum permitted height for each part of the **building** shall be equal to the height of that part of the **building** existing on the **lot** on the date of the enactment of this By-law;
- (C) the maximum permitted **interior floor area** used for **Student Residence** shall be 1115 square metres;
- (D) the minimum number of **parking spaces** required shall not be reduced to less than the number of **parking spaces** existing on the **lot** on the date of the enactment of this By-law;
- (E) the minimum **front yard setback, side yard setbacks** and **rear yard setback** required shall be the **front yard setback, side yard setbacks** and **rear yard setback** existing on the **lot** on the date of the enactment

of this By-law; and

- (F) the maximum permitted **lot coverage** shall not exceed the area of the **lot** covered by all **buildings** existing on the **lot** on date of the enactment of this By-law.

(2) Exception IH 2

Despite provisions to the contrary, the lands subject to this exception must comply with the following:

- (A) A single **nursing home** use is permitted provided:

- (i) the maximum height of the **nursing home** shall be the lesser of 3 storeys and 12.0 metres;
- (ii) the **nursing home** shall have a maximum of 160 **bed-sitting rooms**;
- (iii) there shall be a minimum of 21 **parking spaces** provided for the **nursing home**; and

- (B) A single medical office **building** is permitted provided:

- (i) the maximum height of the medical office **building** shall be the lesser of 4 storeys and 16.0 metres; and
- (ii) parking shall be provided at the minimum rate of 3.0 spaces for each 100m² used as a **financial institution** or pharmacy and at a minimum rate of 5.5 **parking spaces** for each 100m² used for all other offices uses in the **building**.

- (C) on the date of the enactment of this By-law:

- (i) The maximum **lot coverage** shall be equal to the area of the **lot** covered by all **building** and **structures**;
- (ii) The maximum permitted **gross floor area** for all **buildings** on a **lot** shall not exceed the **gross floor area** of all **building** existing on the **lot**;
- (iii) The minimum number of required **parking spaces** shall not be reduced to less than the number of **parking spaces** existing or required; and
- (iv) the maximum height for any part of a **building** shall be equal to the existing height of that part of the **building**.

(3) Exception IH 3

The lands subject to this exception must collectively comply with the following:

- (A) the maximum **lot coverage** is equal to that which existed on the date of the enactment of this By-law;
- (B) the maximum **floor space index** and **gross floor area** permitted is equal to that which existed on the date of the enactment of this By-law;
- (C) the **parking spaces** existing on the date of the enactment of this By-law shall not be reduced;
- (D) the height of each part of a **building** or **structure** existing on the date of the enactment of this By-law shall be the maximum height for that part of the **building**; and
- (E) the distance that **buildings** and **structures** are setback from existing **lot lines** shall be the minimum required yard setbacks for those **buildings** and **structures**.

(4) Exception IH 4

The lands subject to this exception must collectively comply with the following:

- (A) the maximum **lot coverage** is equal to that which existed on the date of the enactment of this By-law;
- (B) the maximum **gross floor area** for all uses is 130,000m²;
- (C) for all the lands subject to this exception the minimum number of **parking spaces** shall be 607 of which a minimum of 62 **parking spaces** must be located within the western **building** envelop shown on Schedule IH-4 and no fee shall be charged for the use of these 62 **parking spaces**;
- (D) the maximum permitted heights and the minimum required yard setbacks for all **buildings** and **structures** shall be in accordance with the heights and setback dimensions shown on Schedule IH-4;
- (E) the maximum **interior floor area** used for all non-**ancillary** office shall not exceed 5,500m²; and
- (F) and **ancillary building** used for storage is permitted provided:
 - (i) it does not exceed a **gross floor area** of 300m²;and
 - (ii) it is at least 20.0 metres from a **lot line** and 37.0 metres from Baycrest Avenue.

(5) Exception IH 5

The lands subject to this exception must comply with the following:

- (A) in addition to the uses permitted in a IH zone, a banquet hall is also permitted in the area of **Building** Envelope 2, **Building** Envelope 4 and **Building** Envelope 5 as shown on Schedule IH-5, provided, if it is located within **Building** Envelope 2 the maximum **interior floor area** used for the banquet hall does not exceed 930 m²; and

- (B) all **personal service shops** and **retail stores** shall:
- (i) not exceed a combined maximum **interior floor area** of 4,000m²; and
 - (ii) only be located within the main **building** that also contains the **hospital**; and
- (C) the **gross floor area** of all **building** shall not exceed 258,700m²; and the maximum **gross floor area** of all **buildings** and **structures** located within a **building** envelope shown on Schedule IH-5 shall not exceed the following:
- Building** Envelope 1.....18,500 m²;
 - Building** Envelope 4.....2,250 m²;
 - Building** Envelope 5.....2,630 m²;
- (D) all **buildings** and **structures** and all **public parking lots** constructed, expanded or added to, after June 16, 1993, shall be located entirely within the **building** envelopes identified on Schedule IH-5 with the exception that:
- (i) All **buildings, structures** and parking **lots** erected prior to June 16, 1993 shall be deemed to comply with the requirements of Exception IH-5; and
 - (ii) below grade **structures** shall be permitted within 3 metres of the western **lot line**; and
- (D) all **buildings** and **structures** and all **public parking lots** shall be located entirely within the **building** envelopes identified on Schedule IH-5 with the exception that:
- (i) **buildings, structures** and parking **lots** erected prior to June 16, 1993 shall be deemed to comply with the requirements of (D) above; and
 - (ii) below grade **structures** is permitted if it is at least 3.0 metres from the western **lot line**; and
- (E) the maximum height of a **building** or **structure** shall be as follows:
- Building** Envelope 1.....158 metres above sea level
 - Building** Envelope 2.....176 metres above sea level.
 - Building** Envelope 3.....158 metres above sea level.
 - Building** Envelope 4.....150 metres above sea level.
 - Building** Envelope 5.....152 metres above sea level.
- (F) **parking spaces** shall be provided at the following rate:
- (i) a minimum of one **parking space** for each 28 m² or portion thereof of **gross floor area** used as a Banquet Hall; and
 - (ii) The minimum **parking space** requirement for the lands covered by Exception HI-5 shall be the greater of:
 - (a) 2,824 **parking spaces**; or
 - (b) the minimum number of **parking spaces** required by this By-law for uses in an IH zone.
- (6) Exception IH 6
- The lands subject to this exception must collectively comply with the following:
- (A) the maximum **lot coverage** shall not exceed that which existed on the date of the enactment of this By-law;
 - (B) the maximum **gross floor area** shall not exceed that which existed on the date of the enactment of this By-law;;
 - (C) the maximum permitted height for each part of each **building** or **structure** shall not exceed that which existed for each part of each **building** or **structure** on the date of the enactment of this By-law;
 - (D) the minimum required **front yard, side yard** and **rear yard setback** for each **building** and **structure** shall not be less than that which existed for each part of each **building** on the date of the enactment of this By-law;
- (7) Exception IH 7
- The lands subject to this exception must collectively comply with the following:
- (A) the maximum **lot coverage** shall not exceed the lesser of
 - (i) 35%; or
 - (ii) that which existed on the date of the enactment of this By-law; and
 - (B) the maximum permitted height of a **building** or **structure** is 30.37metre.
 - (C) the minimum number of **parking spaces** required shall not be reduced to less than the number of **parking**

spaces that existed on the date of the enactment of this By-law.

(8) Exception IH 8

The lands subject to this exception must collectively comply with the following:

- (A) the maximum **lot coverage** shall not exceed the lower of:
 - (i) 35%; or
 - (ii) that which existed on the date of the enactment of this By-law; and
- (B) the maximum **gross floor area** shall not exceed that which existed on the date of the enactment of this By-law;
- (C) the maximum permitted height for each part of each **building** or **structure** shall not exceed that which existed for each part of each **building** or **structure** on the date of the enactment of this By-law;
- (D) the minimum required **front yard**, **side yard** and **rear yard setback** for each **building** and **structure** shall not be less than that which existed for each part of each **building** on the date of the enactment of this By-law;
- (E) the minimum number of **parking spaces** required shall not be reduced to less than the number of **parking spaces** that existed on the date of the enactment of this By-law.

(9) Exception IH 9

The lands subject to this exception must collectively comply with the following:

- (A) a parking **structure** shall:
 - (i) only be located within **Building** Envelopes C and D as shown on Map 900.31.10.0.(9);
 - (ii) provide a minimum yard setback as shown on Map 900.31.10.0.(9); and
 - (iii) have a maximum permitted height of the parking deck surface as shown on Map 900.31.10.0.(9);
- (B) the principal building(s) shall:
 - (i) only be located within **Building** Envelopes A and B as shown on Map 900.31.10.0.(9);
 - (ii) provide a minimum yard setback as shown on Map 900.31.10.0.(9); and
 - (iii) have a maximum permitted height which is the lesser of the **building** height for each part of the **building** and the number of storeys for each part of the **building** as shown on Map 900.31.10.0.(9);
- (C) despite (AB)(i), (B)(ii), (BC)(i), and (BC)(ii) above, an attendant shelter is subject to Clause 80.20.20.100.(6).
- (D) the maximum permitted height of an **ancillary building** shall be 3.1 metres for flat-roof **buildings** and 3.7 metres for pitched-roof **buildings**;
- (E) the parapet, railing and a roof top enclosure for a staircase located on a parking **structure**, may exceed the maximum permitted height of the parking deck surface as shown on Map 900.31.10.0.(9) by a maximum of 3.5 metres;
- (F) the following lands shall be used for only **soft landscaping**
 - (i) minimum 13 metres wide strip of land, along the entire easterly **lot line** which abuts the rear of the **lots** fronting Dalbeattie Ave; and
 - (ii) minimum 3 metres wide strip of land, along all other **lot lines**;
- (G) the minimum number of required **parking spaces** shall be the greater of:
 - (i) 1 **parking space** per 47 square metres of **gross floor area** of the **hospital**; and
 - (ii) the number of **parking spaces** existing on the **lot** on the date of the passing of this By-law.

(10) Exception IH 10

The lands subject to this exception must collectively comply with the following::

- (A) the ground floor area shall not exceed 40% of the **lot area**;
- (B) the minimum **front yard setback** shall be 18 m where the **front lot line** front onto Birchmount Road; and
- (C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**.

(11) Exception IH 11

The lands subject to this exception must collectively comply with the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the **gross floor area** of all **buildings** shall not be more than 100% of the area of the **lot**.

- (C) the maximum **interior floor area** used for all **retail stores** is the lesser of:
 - (i) 1 square metres for each 4 square metres of office space; and
 - (ii) 1850 square metres; and
- (D) **parking spaces** shall be provided at a minimum rate of: 2.0 for each 100 square metres of **gross floor area**.

(12) Exception IH 12

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted in the zone, the following uses are also permitted:
 - (i) **Public School**;
 - (ii) **Private School**;
 - (iii) Recreational Use;
 - (iv) **Club**;
 - (v) **Place of Worship**; and
 - (vi) **Retirement Home**.

(13) Exception IH 13

The lands subject to this exception shall comply with all the following:

- (A) these lands must comply with the applicable prevailing by-law in Article 950.70.1, being City of Toronto zoning by-law 124-2002 as amended.

(14) Exception IH 14

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is 0.3 metres for every 0.6 metres of **building** height above 9.14 metres;
- (B) the maximum **lot coverage** is 35%; and
- (C) the maximum height is 30.5 metres

(15) Exception IH 15

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts:
 - (i) Lawrence Avenue, is 36.0 metres, measured from the original centreline of the **street**; and
 - (ii) McCowan Avenue, is 25.0 metres, measured from the original centreline of the **street**; and
- (B) despite the conditions for conditional permitted uses in the zone, **nursing homes**, student accommodation, living accommodation for **hospital** personnel, and offices for medical practitioners are permitted without the need to be owned or operated on behalf of the **hospital**; and
- (C) in addition to the uses permitted in the zone, a Senior's **Apartment building** is also permitted.

(16) Exception IH 16

The lands subject to this exception must comply with the following:

- (A) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and
- (C) These lands must comply with Prevailing By-law Section 955.10.(565).

(17) Exception IH 17

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the roof of the fifteen-**storey hospital** as it existed on May 1, 1979, may be used as an airport for the arrival and departure of helicopters and an airport identification symbol on and not projecting above the roof.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(18) Exception IH 18

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(19) Exception IH 19

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.

(20) Exception IH 20

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(21) Exception IH 21

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted.
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(22) Exception IH 22

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted; and
- (B) These lands must comply with Prevailing By-law Section 955.10.(565).

(23) Exception IH 23

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not permitted; and
- (B) These lands must comply with Prevailing By-law Section 955.10.(565).
- (C) On 610 UNIVERSITY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 326-92, as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 593-06, as amended.

900.32 IE - Zone

900.32.1 General

(1) IE Zone Exceptions

The regulation located in Article 900.32.10 apply only to the exceptions subject to the IE zone and identified with the corresponding exception number.

900.32.10 Exceptions for IE Zone

(1) Exception IE 1 - York University

The following regulations apply to the lands identified as Exception 1 (EX 1)

- (A) The maximum height of a **building or structure** located on lands regulated by Exception 1 (Ex 1), is:
- (i) for lands located on the east side of Murray Ross Parkway right-of-way, between Shoreham Drive and Steeles Avenue West, 15 metres plus a height equal to the distance that the **building, structure** or part of the **building of structure** is located east of the easterly limit of Murray Ross Parkway;
 - (ii) in all other cases the lesser of 34 metres or nine storeys.
- (B) The maximum **gross floor area** on a individual **lot** or parcel shall not exceed 250% of the area of the **lot** or

parcel provided that:

- (i) in area identified as Part-1;
 - (a) the maximum total aggregate **gross floor area** of all uses in area shall not exceed one hundred percent (100%) of the area of all Part-1 lands; and
 - (b) no **gross floor area** is used for Student Housing; and
 - (ii) in area identified as Part-2:
 - (a) the maximum total aggregate **gross floor area** used for student housing shall be 80% of the area of all Part-2 lands; and
 - (b) the maximum total aggregate **gross floor area** of all other uses in the area shall not exceed 170% of the area of all lands Part-2 lands; and
 - (iii) in area identified as Part-3:
 - (a) the maximum total aggregate **gross floor area** used for student housing shall be 100% of the area of all Part-3 lands; and
 - (b) the maximum total aggregate **gross floor area** of all other uses in the area shall not exceed 85% of the area of all lands Part-3 lands.
- (C) The following minimum **building setbacks** apply:
- (i) from a **lot line** abutting Keele Street is 9.0 metres; and
 - (ii) from a **lot line** abutting Steeles Avenue is 9.0 metres; and
 - (iii) from the centre line of Pond Road is 13.5 metres; and
 - (iv) from the westerly limit of lands identified as Part-3 is 20.0 metres
- (D) Despite the uses permitted in an IE zone (chapter XX), for the lands identified as Part-1, no **Student Residence** is permitted.

(2) Exception IE 2 - York University - Glendon College

The following regulations apply to the lands included in Exception 2:

- (A) no **building** shall be located less than 15.2 metres from any part of a **lot** located in a Residential Zone category or apartment zone category;
- (B) the maximum **building** height shall be 11.0 metres;
- (C) The minimum number of **parking space** required is:
 - (i) one **parking space** for every two full-time students of the University on this campus, and
 - (ii) one **parking space** for every two members of the Faculty of the University on this campus.
- (D) the parking requirements contained in (C) shall apply to the all lands subject to Exception 2, despite any future division of the lands.

(3) Exception IE 3 - Centennial College - Progress

The following regulations apply to the lands included in Exception 3.

- (A) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
- (B) Despite any further division of the lands, a maximum of 1,500 **parking spaces** may be collectively located on all lands covered by Exception 3.

(4) Exception IE 4 - Humber College North

The following regulations apply to the lands subject to Exception 4:

- (A) no **building** or **structure** shall be located less than 7.5 metres from a **lot line** that abuts a **street**.
- (B) a principal **building** or **structure** shall not be located closer to a **side lot line** that does not abut a **street**, than the greater of :
 - (i) half the height of the **building**; or
 - (ii) 3.0 metres.
- (C) a principal **building** or **structure** shall not be located closer to a **rear lot line** than the greater of :
 - (i) half the height of the **building**; or
 - (ii) 7.5 metres.
- (D) The maximum **lot coverage** for all **ancillary buildings** and **structures** is 15%.
- (E) an **ancillary building** or **structure** shall not be located closer to a rear or **side lot line** than the greater of:
 - (i) 1.5 metres; or

(ii) half the height of such **buildings** or **structures**; and

(F) a maximum of 20 coin operated **amusement devices** and one billiard table are permitted if located in the games room of Humber College North Campus.

(6) Exception IE 6 - Seneca Finch

On the land subject to Exception 6 to following shall apply:

(A) for a **building** or **structure** the minimum setback from any **lot line** shall not be less than a distance equal to half the height of the **building**.

(8) Exception IE 8 - Humber College Lakeshore

The land subject to this exception must comply with the following:

(A) a maximum of 12 coin operated **amusement devices** and one billiard table are permitted if located in the games room of Humber College Lake Shore Campus; and

(B) the applicable prevailing by-law in Article 950.20.1, being former City of Etobicoke By-laws: 1988-11 as amended.

(9) Exception IE 9

The lands subject to this exception must comply with the following:

(A) On a **lot**, the following uses are permitted: a **dwelling unit** is permitted in a **detached house, semi-detached house, townhouses, duplex, triplex, fourplex, apartment building**, and

(B) if the **floor space index** of the **building** does not exceed 2.0, then a **retirement home** is permitted.

(10) Exception IE 10

The lands subject to this exception must comply with the following:

(A) The land subject to this exception must comply with Regulation 955.10.(388).

(12) Exception IE 12

The lands subject to this exception must comply with the following:

(A) These lands must comply with the applicable prevailing By-law in Article 950.10.1., being former Borough of East York By-law 91-1991.

900.33 IS - Zone

900.33.1 General

(1) IS Zone Exceptions

The regulations located in Article 900.33.10 apply only to the exceptions subject to the IS zone and identified with the corresponding exception number.

900.33.10 Exceptions for IS Zone

(1) Exception IS 1

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts **street** is:

(i) 27.0 metres where the **lot line** abuts Sheppard Avenue, Warden Avenue, Kennedy Road or Finch Avenue; and

(ii) 9.0 metres in all other cases; and

(B) the minimum setback from a **side lot line** is 3.0 metres; and

(C) the maximum **lot coverage** is 20%.

(2) Exception IS 2

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts **street** is:

(i) 36.0 metres where the **lot line** abuts Sheppard Avenue, Warden Avenue, Kennedy Road or Finch

- Avenue; and
(ii) 6.0 metres in all other cases.

(3) Exception IS 3

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
- (i) 18.0 metres where the **lot line** abuts Victoria Park Avenue;
 - (ii) 7.5 metres where the **lot line** abuts Pharmacy Avenue or Chester Le Boulevard and;
 - (iii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** that abuts a **street** is:
- (i) 18.0 metres where the **lot line** abuts Victoria Park Avenue;
 - (ii) 7.5 metres where the **lot line** abuts Pharmacy Avenue or Chester Le Boulevard and;
 - (iii) 4.5 metres in all other cases; and
- (C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building** ; and
- (D) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**.

(4) Exception IS 4

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
- (i) 36.0 metres where the **lot line** abuts Warden Avenue;
 - (ii) 12.0 metres in all other cases;
- (B) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** a distance equal to distance from the surface of the lowest floor used for parking to the finished grade;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building** ; and
- (D) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**.

(5) Exception IS 5

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
- (i) 7.5 metres where the **lot line** abuts Birchmount Road, Brookmill Boulevard or LaPeer Boulevard;
 - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** that abuts a **street** is:
- (i) 7.5 metres where the **lot line** abuts Birchmount Road, Brookmill Boulevard or LaPeer Boulevard;
 - (ii) 4.5 metres in all other cases; and
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building** ; and
- (D) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**.

(6) Exception IS 6

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
- (i) 18.0 metres where the **lot line** abuts Birchmount Road or Finch Avenue;
 - (ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue and;
 - (iii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** that abuts a **street** is:
- (i) 18.0 metres where the **lot line** abuts Birchmount Road or Finch Avenue;
 - (ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue and;
 - (iii) 4.5 metres in all other cases; and

- (C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building** ; and
- (D) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**.

(8) Exception IS 8

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 22 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(9) Exception IS 9

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line** 12.0 metres;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(10) Exception IS 10

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) 12.0 metres from a **lot line** that abuts Ellesmere Road;
 - (ii) 9.0 metres from a **lot line** that abuts a **street** other than Ellesmere Road;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(11) Exception IS 11

Premises subject to this exception shall comply with the following:

- (A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, 30 metres measured from the centre line of the original road allowance of Lawrence Avenue, Ellesmere Road and Kennedy Road;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(12) Exception IS 12

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;

- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, 25 metres measured from the original centreline of the **street**;
 - (ii) from a **side lot line**, a distance equal to 1/2 the height of the **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(13) Exception IS 13

Premises subject to this exception shall comply with the following:

- (A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, is 33.0 metres measured from the original centreline of the **street**;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(16) Exception IS 16

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(17) Exception IS 17

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue, Neilson Road, Tapscott Road or Washburn Way is 7.5 metres;
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(18) Exception IS 18

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 12.0 metres;
- (B) the minimum setback from a **side lot line** or **rear lot line** is 12.0 metres;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(19) Exception IS 19

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts at **street** is:
 - (i) 18.0 metres where it abuts Neilson Road;
 - (ii) 12.0 metres where it abuts Crow Trail; and

(iii) 9.0 metres in all other cases;

- (B) the minimum setback from a **side lot line** or **rear lot line** is 12.0 metres;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(20) Exception IS 20

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is 12.0 metres;
- (B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(21) Exception IS 21

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is 12.0 metres;
- (B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law;
- (D) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**.

(22) Exception IS 22

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is:
 - (i) 12.0 metres where the **lot line** abuts Tapscott Road or Washburn Way; and
 - (ii) a distance equal to 1/2 the height of the **building** from any other **lot line**;
- (B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law

(23) Exception IS 23

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law;

(24) Exception IS 24

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law;

(25) Exception IS 25

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** or **rear lot line** is 12.0 metres;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law;
- (E) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**.

(26) Exception IS 26

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **lot line** that abuts a **street** is:
 - (a) 36 metres where the **lot line** abuts Ellesmere Road, Lawrence Avenue and Markham Road; and
 - (b) 9.0 metres from all other **streets**;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(27) Exception IS 27

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the **front lot line** is 9.0 metres;
- (B) The minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(28) Exception IS 28

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;
- (C) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**;
- (D) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(29) Exception IS 29

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;
- (C) a 3.0 metre wide strip of land, used only for **soft landscaping** and site access, shall be located along the

entire length of the **lot line** that abuts Bamburgh Circle;

- (D) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**;
- (E) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (F) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(30) Exception IS 30

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law

(31) Exception IS 31

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;
- (C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(32) Exception IS 32

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts:
 - (i) St.Clair Avenue, McCowan Road or Bellemy Road is 31.0 metres measured from the original centreline of the **street**; and
 - (ii) Kingston Road is 36.0 metres measured from the original centreline of the **street**;
- (B) the **gross floor area** of all floors excluding **basements** shall not be more than 22% of the area of the **lot**;
- (C) a minimum 3.0 metre wide strip of land used only for **landscaping** shall be required along the entire length of the part of a **lot line** that abuts a **lot** in a RD zone;
- (D) the minimum setback from a **side lot line** and **rear lot line** is 7.5 metres;
- (E) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of this By-law;
- (F) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(33) Exception IS 33

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from **side lot line** is a distance equal to 1/2 the height of the **building**.

(34) Exception IS 34

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the **gross floor area** of all **building** shall not be more than 40% of the area of the **lot**.

(40) Exception IS 40

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) the minimum setback from a **lot line** that does not abut a **street** is 7.5 metres.
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(41) Exception IS 41

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **lot line** that abuts a **street** is 3.0 metres,
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(42) Exception IS 42

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that does not abut a **street** is 12.0 metres.
- (B) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law

(43) Exception IS 43

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 7.5 metres where the **lot line** abuts Finch Avenue, McCowan Road or Middlefield Road;
 - (ii) 6.0 metres from any other **street** line;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the combined total height of the two **buildings**;

(44) Exception IS 44

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres where the **lot line** abuts Finch Avenue or Brimley Road;
 - (ii) 12.0 metres where the **lot line** abuts Alexmuir Boulevard;
 - (iii) 7.5 m from any other **street** line;
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.

(45) Exception IS 45

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 7.5 metres where the **lot line** abuts McCowan Road, Brimley Road or Brimwood Boulevard;
 - (ii) 6.0 metres where the **lot line** abuts Sandhurst Circle, Brimwood Boulevard and Brimley Road;

- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the combined total height of the two **building**.

(46) Exception IS 46

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is;
 - (i) 18.0metres where the **lot line** abuts Finch Avenue or McCowan Road;
 - (ii) 12.0 metres from any other **street** line;
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the combined total height of the two **building**.

(47) Exception IS 47

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is;
 - (i) 18.0metres where the **lot line** abuts Finch Avenue or McCowan Road;
 - (ii) 12.0 metres from any other **street** line;
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the combined total height of the two **buildings**.

(48) Exception IS 48

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Huntingwood Drive and Chartland Boulevard South is 7.5 metres;
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the combined total height of the two **buildings**.

(49) Exception IS 49

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** is 12.0 metres.

(50) Exception IS 50

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a public or separate school, **community centre**, **day nursery**, **place of worship**, library, office of a charitable or non-profit institution, or **art gallery** is a permitted use; and
- (B) On a **lot**, a **museum** that does not exceed 1,394 square metres in **gross floor area** is a permitted use.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(51) Exception IS 51

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
 - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
 - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(52) Exception IS 52

The lands subject to this exception must comply with the following:

(A) On a **lot**, in addition to the uses permitted in the zone, a **dwelling unit** in an **apartment building** is also permitted.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(53) Exception IS 53

The lands subject to this exception must comply with the following:

(A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.

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

Exception IPW 1 - Insert North York site specific bylaw 26795 from map 22.

Permits a religious institution and a **day nursery** with provisions.

(2) Exception IPW 2

The lands subject to this exception shall comply with the following:

(A) the maximum **building** height is the height of the **building** existing on the date of the enactment of this bylaw;

(B) the minimum **building setback** from a **front lot line** is 12.0 metres;

(C) the minimum **building setback** from a **side lot line** is 3.0 metres;

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(E) the maximum **gross floor area** of all **buildings** may not be more than 37% of the **lot area**

(F) the maximum **lot coverage** is 20%;

(G) the maximum **gross floor area** is not to exceed 0.75 times the area of the **lot**.

(H) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** if it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to distance from the elevation of the surface of the lowest floor used for parking to the elevation of finished grade; and

(I) a 1.5 metre wide strip of land along the entire length of the southerly **lot line** is to be used for **soft landscaping**.

(3) Exception IPW 3

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** is

(i) 12.0 metres from a **front lot line**; and

(ii) 7.5 metres from all other **lot lines**;

(B) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade;

(4) Exception IPW 4

The lands subject to this exception shall comply with all the following:

(A) The minimum setback from a **front lot line** is 12.0 metres;

- (B) The minimum setback from a **side lot line** shall be the distance equal to the greater of:
 - (i) 15.0 metres where the **lot line** abuts a **lot** in a RD zone or RS zone;
 - (ii) 1/2 the height of the **building**;
 - (iii) 1/2 the width of the **building**
- (C) the minimum setback from a **rear lot line** is 7.5 metres;
- (D) the maximum **lot coverage** is 50%; and
- (E) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**; and
- (F) the maximum height of a **building** or **structure** is the actual **building** height that existed on the date of the enactment of this By-law.

(5) Exception IPW 5

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setbacks** shall be as follows:
 - (i) 36 m from the centre line of Finch Avenue,
 - (ii) 7.5 m from the **street** line of Bridletowne Circle,
 - (iii) 6 m from the **street** line of Huntingdale Boulevard,
 - (iv) 9.9 m from the westerly **lot line** adjacent to the (H.E.P.C. right-of-way)
- (B) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade; and
- (C) the maximum height of a **building** or **structure** is the actual **building** height that existed on the date of the enactment of this By-law; and
- (D) the maximum **lot coverage** is the actual **lot coverage** that existed on the date of the enactment of this By-law.

(6) Exception IPW 6

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
- (B) the maximum **gross floor area** permitted is 2583 square metres provided there is a minimum of 87 **parking spaces** located on the **lot**;
- (C) the maximum **lot coverage** is 50%;
- (D) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**; and
- (E) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 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.

(7) Exception IPW 7

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**;
- (D) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade.

(8) Exception IPW 8

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 5.0 metres;
- (B) the maximum **gross floor area** of all **buildings** shall not be more than 33% of the area of the **lot**;
- (C) **parking spaces** shall be provided at a minimum rate of 3.5 for each 100 square metres of **gross floor area**.
- (D) the maximum height of a **building** or **structure** is the actual **building** height that existed on the date of the enactment of this By-law; and
- (E) the maximum **lot coverage** is the actual **lot coverage** that existed on the date of the enactment of this By-law.

(9) Exception IPW 9

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of an existing **place of worship** is the height of the existing **building** as it existed on the date of the enactment of this by-law;
- (B) the maximum **lot coverage** is the percentage of the **lot area** covered by **buildings** as they existed on the **lot** on the date of the enactment of this by-law; and
- (C) the minimum **building setback** from a **lot line** is the **building setback** from each respective **lot line** to the **main wall** of the **building** s on the **lot** as they existed on the date of the enactment of this by-law.

(10) Exception IPW 10

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 22.0 metres, measured from the original centreline of the **street**.
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building** ; and
- (C) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**;
- (D) the minimum setback from a **side lot line** that abuts a **street** other than Birchmount Road is 5.7 metres;
- (E) the maximum **lot coverage** is 30%.

(11) Exception IPW 11

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is 9.0 metres;
- (B) the minimum setback from the centreline of Highland Creek is 15.0 metres;
- (C) the maximum **lot coverage** is 30%.

(12) Exception IPW 12

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 25.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum permitted height of a **building** or **structure** is the actual height of the **building** as it existed on the date of the enactment of the by-law.

(13) Exception IPW 13

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 6.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum permitted height of a **building** or **structure** is the actual height of the **building** as it existed on the date of the enactment of the by-law.

(14) Exception IPW 14

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (C) the minimum **building setback** from a **lot line** is:
 - (i) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (ii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully

existing **building**;

(D) the maximum **gross floor area** of all **buildings** shall not be more than 25% of the area of the lot

(15) Exception IPW 15

The lands subject to this exception shall comply with all the following:

(A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, 7.5 metres;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;

(C) the maximum **lot coverage** is 50%.

(16) Exception IPW 16

The lands subject to this exception shall comply with all the following:

(A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum setback from a **lot line** that abuts Markham Road is 36.0 metres, measured from the original centreline of the **street**;

(C) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;

(D) the maximum **lot coverage** is 50%.

(17) Exception IPW 17

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **front lot line** is 12.0 metres;

(B) the minimum setback from a **side lot line** is 3.0 metres;

(C) the minimum setback from a **rear lot line** is 7.5 metres;

(D) the maximum **gross floor area** of all **buildings** shall not be more than 37% of the **lot area**

(E) the maximum **lot coverage** is 20%;

(F) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade; and

(G) a 1.5 metre wide strip of land along the entire length of the southerly **lot line** shall be used for **soft landscaping**.

(18) Exception IPW 18

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts Warden Avenue is 22.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;

(C) the maximum **lot coverage** is 50%; and

(D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(19) Exception IPW 19

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts a **street** is

(i) 30.0 metres where the **lot line** abuts Lawrence Avenue, measured from the original centreline of the **street**; and

(ii) 6.0 metres in all other cases;

- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%; and
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(20) Exception IPW 20

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is
 - (i) 27.0 metres where the **lot line** abuts Victoria Park Avenue, measured from the original centreline of the **street**; and
 - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%; and
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(21) Exception IPW 21

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 24.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%; and
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(22) Exception IPW 22

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the **gross floor area** on the **lot** shall not be more than 80% of the **lot area**;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law

(23) Exception IPW 23

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road is 30.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the **gross floor area** on the **lot** shall not be more than 80% of the **lot area**;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(24) Exception IPW 24

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback from a **side lot line** that abuts a **street** is the greater of:
 - (i) 5.7 metres; and
 - (ii) a distance equal to 1/2 the height of the **building**;

- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law

(25) Exception IPW 25

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Bellamy Road, Scarborough Golf Club Road or Orton Park Road is 25.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the **gross floor area** on the **lot** shall not be more than 80% of the **lot area**;
- (D) the minimum setback from a **rear lot line** is 7.5 metres.

(26) Exception IPW 26

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the **gross floor area** on the **lot** shall not be more than 80% of the **lot area**;
- (D) the minimum setback from a **rear lot line** is 7.5 metres;
- (E) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (F) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(27) Exception IPW 27

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
 - (i) where the **front lot line** abuts Danforth Avenue, Danforth Road or Warden Avenue is 25.0 metres, measured from the original centreline of the **street**;
 - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%; and
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(28) Exception IPW 28

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 4.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) The **gross floor area** of all **buildings** shall not be more than 70% of the area of the **lot**;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(29) Exception IPW 29

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) the minimum setback from a **lot line** is:
 - (i) 0.75 metres from the easterly most **lot line**; and
 - (ii) 3.0 metres from all other **lot lines**;
- (C) the maximum **lot coverage** is 50%.

(30) Exception IPW 30

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**:
 - (a) 24.0 metres where the **lot line** abuts Kennedy Road, measured from the original centreline of the **street**;
 - (b) 17.5 metres in all other cases, measured from the original centreline of the **street**;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(31) Exception IPW 31

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) the minimum **building setback** from a **front lot line** that;
- (C) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line** is 30 metres where it abuts Lawrence Avenue, Ellesmere Road or Kennedy, measured from the original centreline of the **street**;
 - (ii) from a **side lot line**, a distance equal to 1/2 the height of the **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(32) Exception IPW 32

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 20.5 metres measured from the centreline of the **street**;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(33) Exception IPW 33

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.45 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres.

(34) Exception IPW 34

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 14.5 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 0.45 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres.

(35) Exception IPW 35

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
 - (i) 24.0 metres where the front line abuts Kingston Road, measured from the original centreline of the **street**;
 - (ii) 14.5 metres for all other **streets**, measured from the original centreline of the **street**.

(36) Exception IPW 36

- (A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; *
- (B) the minimum setback from a **lot line** is that abuts a **street** is 22 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is the distance equal to 1/2 the height of the **building**;
- (D) **gross floor area** calculations do not include basements

(37) Exception IPW 37

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 6.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**.

(38) Exception IPW 38

Premises subject to this exception shall comply with the following:

- (A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; *
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **lot line** that abuts Kennedy Road is 25.0 metres measured from the original centreline of the **street**;
 - (ii) from a **side lot line**, is a distance equal to 1/2 the height of the **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(39) Exception IPW 39

Premises subject to this exception shall comply with the following:

- (A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, 16.0 metres measured from the original centreline of the **street**;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(40) Exception IPW 40

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres where the **lot line** abuts Finch Avenue;
 - (ii) 12.0 metres where the **lot line** abuts Pharmacy Avenue; and
 - 9.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building** ;
- (C) the maximum **lot coverage** is 50%;
- (D) a **structure** used for below grade parking is permitted to encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** a distance equal to distance from the surface of the lowest floor used for parking to the finished grade.

(41) Exception IPW 41

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building** ;

- (C) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined total height of the two **buildings**;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this by-law, excluding any spire, belfry or similar architectural feature.

(42) Exception IPW 42

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** is:
 - (i) from a **lot line** that abuts a **street**, 3.0 metres;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**; and
- (B) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this by-law.
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this by-law, excluding any spire, belfry or similar architectural feature.

(43) Exception IPW 43

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** is:
 - (i) from a **lot line** that abuts a **street**, 3.0 metres;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (B) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this by-law
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this by-law, excluding any spire, belfry or similar architectural feature.

(44) Exception IPW 44

The lands subject to this exception shall comply with all the following:

- (A) a **place of worship** is permitted provided a minimum of 86 **parking spaces** are provided for the first 2782 square metres of **building** used as a **place of worship** and any **gross floor area** in excess of 2782 square metres and used as a **place of worship** shall provide parking in accordance with the requirements of this by-law; and
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building** ;
- (D) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined total height of the two **buildings**; and
- (E) the maximum **lot coverage** is 40%.

(45) Exception IPW 45

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres where it abuts Sheppard Avenue, Neilson Road or Finch Avenue
 - (ii) 9.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 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 1/2 the total combined height of the two **buildings**; and
- (D) the maximum **lot coverage** is 50%.

(46) Exception IPW 46

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a lawfully existing **building**;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(47) Exception IPW 47

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a lawfully existing **building**;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(48) Exception IPW 48

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (ii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(49) Exception IPW 49

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is:
 - (i) 13.0 metres where the **lot line** abuts Sheppard Avenue; and
 - (ii) 9.0 metres where the **lot line** abuts Neilson Road; and
 - (iii) 12.0 metres from any other **lot line**;
- (B) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(50) Exception IPW 50

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is:
 - (i) 18.0 metres where the **lot line** abuts Sheppard Avenue; and
 - (ii) 12.0 metres where the **lot line** abuts Milner Avenue; and

- (iii) 12.0 metres from any other **lot line**;
- (B) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(51) Exception IPW 51

The lands subject to this exception shall comply with all the following:

- (A) **dwelling unit** are permitted provided there is a minimum of 480 square metres used as a **place of worship**;
- (B) the number of **dwelling unit** shall not be more than 1 **dwelling unit** for each 75.7 square metres of **lot area**;
- (C) the **gross floor area** for all uses on the **lot** shall not be more than 1.41 times the area of the **lot**;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) **parking space** shall be provided at a minimum rate of 1 **parking space** for **dwelling unit**, of which 30% shall be for visitor parking only;
- (F) of the required **parking space** 25% may have a minimum width of 2.5 metres;
- (G) the maximum height of a **building** or **structure** is the lesser of 10 storeys and 33 metres.

(52) Exception IPW 52

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road is 36 metres;
- (B) the minimum setback from a **side lot line** is 6.0 metres;
- (C) the **gross floor area** of all **buildings** shall not be more than 40% of the area of the **lot**;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.
- (F) **parking space** shall be provided:
 - (i) at the minimum rate of 5.3 **parking spaces** for each 100 square metres of **gross floor area** up to a maximum of 1000 square metres;
 - (ii) for the all **gross floor area** over 1000 square metres, at the rate required by the parking standards in Chapter 220.

(53) Exception IPW 53

The lands subject to this exception shall comply with all the following:

- (A) For a **place of worship** and its **ancillary** uses, **parking spaces** shall be provided at the minimum rate of 7.7 for each 100 square metres of **gross floor area**;
- (B) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this by-law, excluding any spire, belfry or similar architectural feature;
- (C) the minimum **building setback** from a **lot line** is:
 - (i) from a **lot line** that abuts a **street**, 3.0 metres;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this by-law.

(54) Exception IPW 54

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this by-law, excluding any spire, belfry or similar architectural feature;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this by-law.

(55) Exception IPW 55

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the **front lot line** is 9.0 metres;
- (B) The minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law

(56) Exception IPW 56

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
 - (i) 22.0 metres where the **lot line** abuts Midland Avenue or Brimley Road, measured from the original centreline of the **street**;
 - (ii) 33.0 metres where the **lot line** abuts Sheppard Avenue, measured from the original centreline of the **street**
- (B) The minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(57) Exception IPW 57

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
 - (i) 33.0 metres where the **lot line** abuts Sheppard Avenue, measured from the original centreline of the **street**;
 - (ii) 9.0 metres from all other **streets**;
- (B) The minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(58) Exception IPW 58

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
 - (i) 33.0 metres where the **lot line** abuts Sheppard Avenue, measured from the original centreline of the **street**;
 - (ii) 9.0 metres from all other **streets**;
- (B) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(59) Exception IPW 59

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts:
 - (i) Heather Road is 9.0 metres;
 - (ii) Brimley Road is 12.0 metres;
- (B) The minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 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 1/2 the combined total height of the two **buildings**;
- (D) the maximum **lot coverage** is 20%;
- (E) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(60) Exception IPW 60

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Sheppard Avenue is 33.0 metres, measured from the original centreline of the **street**;
- (B) The minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(61) Exception IPW 61

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 12.0 metres;
- (B) The minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 40%;
- (D) the minimum setback from a **lot line** that abuts a **lot** in a RD zone is 7.5 metres;
- (E) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(62) Exception IPW 62

The lands subject to this exception shall comply with all the following:

- (A) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (B) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a lawfully existing **building**;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law;
- (D) **parking space** shall be provided at a minimum rate of 6.25 for each 100 square metres of **gross floor area**.

(63) Exception IPW 63

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **rear lot line** is 6.0 metres;
- (C) the minimum setback from a **side lot line** is 3.0 metres;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (E) 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.

(64) Exception IPW 64

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) where the **main wall** of a **building** contains an entrance to a **parking space**, that portion of the **main wall** shall be setback from a **lot line** that abuts a **street** a minimum of 6.0 metres;

- (C) **parking spaces** shall be provided at a minimum rate of 6 for each 100 square metres of **gross floor area**;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(65) Exception IPW 65

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) where the **main wall** of a **building** contains an entrance to a **parking space**, that portion of the **main wall** shall be setback from a **lot line** that abuts a **street** a minimum of 6.0 metres;
- (C) **parking spaces** for an office use shall be provided at a minimum rate of 3.5 for each 100 square metres of **gross floor area** used for office;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law; and
- (F) Offices are an additional permitted use.

(66) Exception IPW 66

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 22%;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;
- (D) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**;
- (E) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(67) Exception IPW 67

The lands subject to this exception shall comply with all the following:

- (A) School is a permitted use
- (B) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this by-law, excluding any spire, belfry or similar architectural feature; *
- (C) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a lawfully existing **building**;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this by-law; and
- (E) the maximum **gross floor area** of all **buildings**, is the **gross floor area** of all **buildings** that lawfully existed on the date of the enactment of this by-law.

(68) Exception IPW 68

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kingston Road is 36.0 metres measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 7.5 metres;
- (C) the **gross floor area** of all floors excluding **basements** shall not be more than 40% of the area of the **lot**;
- (D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the

enactment of this By-law, excluding any spire, belfry or similar architectural feature;

- (E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(69) Exception IPW 69

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the maximum **lot coverage** is 50%.

(70) Exception IPW 70

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kingston Road is 30.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%.

(71) Exception IPW 71

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%.

(72) Exception IPW 72

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Lawrence Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%.

(73) Exception IPW 73

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Lawrence Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%;
- (D) indoor **amenity space** shall be provided at a rate 1.5 square metres for each **dwelling unit**;
- (E) **parking space** may be located in a yard that abuts a **street**.

(74) Exception IPW 74

The lands subject to this exception shall comply with all the following:

- (A) the gross floor area of all **building** shall not be more than 30% of the area of the **lot**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum setback from the westerly **lot line** is 18.0 metres.

(75) Exception IPW 75

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%.

(76) Exception IPW 76

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 50%;
- (D) all lands not covered by **buildings** and required parking shall be **landscaped**.

(78) Exception IPW 78

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres.
- (B) the **gross floor area** of all **buildings** shall not be more than 25% of the area of the **lot**;
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(79) Exception IPW 79

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres.
- (B) **parking spaces** shall be provided at a minimum rate of 7.7 for each 100 square metres of **gross floor area**;
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

(80) Exception IPW 80

The lands subject to this exception shall comply with all the following:

- (A) the **gross floor area** of all **buildings** shall not be more than 40% of the area of the **lot**;
- (B) **parking spaces** shall be provided at a minimum rate of 7.7 for each 100 square metres of **gross floor area**;
- (C) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
- (D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.
- (E) the minimum **building setback** from a **lot line** is:
 - (i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a lawfully existing **building**;
 - (ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a lawfully existing **building**;
 - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a lawfully existing **building**;

(81) Exception IPW 81

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Midland Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the combined total height of the two **buildings**;
- (D) the maximum **lot coverage** is 40%.

(82) Exception IPW 82

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

- (B) the minimum setback from a **side lot line** is 10.8 metres;
- (C) the **gross floor area** of all **building** shall not be more than 30% of the **lot area**;
- (D) a minimum of 2 **parking space** shall be provided for each **dwelling unit**.

(83) Exception IPW 83

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is 7.5 metres;
- (B) the maximum **lot coverage** is 20%;
- (C) the **gross floor area** of all **building** shall not be more than 40% of the **lot area**.

(84) Exception IPW 84

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
 - (i) 18.0 metres, where the **lot line** abuts McCowan Road;
 - (ii) 12.0 metres, where the **lot line** abuts Sandhurst Circle; and
 - (iii) 9.0 metres, where the **lot line** abuts any other **street**;
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the combined total height of the two **buildings**;
- (D) the **gross floor area** of all **building** shall not be more than 40% of the **lot area**;
- (E) those parts of a **lot** not covered by **buildings** shall be used only for required off-**street parking spaces** and **landscaping**.

(89) Exception IPW 89

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **lot line** that abuts Ellesmere Road and Lawrence Avenue is 36.0 metres measured from the original centre line of the **street**;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 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**.

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

In addition to the uses permitted in an O zone, an underground parking **structure** is also permitted.

(2) Exception O 2

In addition to the uses permitted in an O zone, a parking area for the industrial **buildings** erected on 265 Bartley Drive is also permitted.

(3) Exception O 3

The lands subject to this exception must comply with the applicable prevailing By-laws in Article 950.30.1, being former City of North York by-laws 31277 and 31897.

(44) Exception O 44

The lands subject to this exception must comply with the following:

(A) On a **lot**, parking is permitted for a **lot** located in another zone.

(46) Exception O 46

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **community centre**, **day nursery**, office, **private school**, **religious education use**, library, **museum**, **eating establishment**, **take-out eating establishment**, or **retail store** is a permitted use.

(56) Exception O 56

The lands subject to this exception must comply with the following:

(A) An underground parking **structure** is also permitted.

(71) Exception O 71

The lands subject to this exception must comply with the following:

(A) An underground parking **structure** is also permitted.

(92) Exception O 92

The lands subject to this exception must comply with the following:

(A) An underground parking **structure** is also permitted.

(93) Exception O 93

The lands subject to this exception must comply with the following:

(A) The land subject to this exception must comply with Regulation 955.10.(449).

(B) The land subject to this exception must comply with Regulation 955.10.(450).

(C) On 235 CIBOLA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 258-91, as amended.

(D) On 1 CENTRE ISLAND PK and 38 CENTRE ISLAND PK, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 497-83, as amended;

(E) On 101 CIBOLA AVE, the odd numbered addresses of 1 - 17 DACOTAH AVE, the even numbered addresses of 2 - 18 DACOTAH AVE, the even numbered addresses of 102 - 108 LAKESHORE AVE, the odd numbered addresses of 1 - 9 NOTTAWA AVE, the even numbered addresses of 2 - 14 NOTTAWA AVE, the odd numbered addresses of 1 - 13 OJIBWAY AVE, the even numbered addresses of 2 - 16 OJIBWAY AVE, the even numbered addresses of 2 - 36 OMAHA AVE, the odd numbered addresses of 1 - 15 ONEIDA AVE, the even numbered addresses of 2 - 18 ONEIDA AVE, the odd numbered addresses of 1 - 35 SENECA AVE, the even numbered addresses of 6 - 10 WILLOW AVE, the even numbered addresses of 10 - 20 WITHROW ST, the odd numbered addresses of 1 - 17 WYANDOT AVE and 18 WYANDOT AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0414, as amended.

(103) Exception O 103

The lands subject to this exception must comply with the following:

(A) On 1 CENTRE ISLAND PK and 38 CENTRE ISLAND PK, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 497-83, as amended.

(107) Exception O 107

The lands subject to this exception must comply with the following:

(A) On 101 CIBOLA AVE, the odd numbered addresses of 1 - 17 DACOTAH AVE, the even numbered addresses of 2 - 18 DACOTAH AVE, the even numbered addresses of 102 - 108 LAKESHORE AVE, the odd numbered addresses of 1 - 9 NOTTAWA AVE, the even numbered addresses of 2 - 14 NOTTAWA AVE, the odd numbered addresses of 1 - 13 OJIBWAY AVE, the even numbered addresses of 2 - 16 OJIBWAY AVE, the even numbered addresses of 2 - 36 OMAHA AVE, the odd numbered addresses of 1 - 15 ONEIDA AVE, the even numbered addresses of 2 - 18 ONEIDA AVE, the odd numbered addresses of 1 - 35 SENECA AVE, the even numbered addresses of 6 - 10 WILLOW AVE, the even numbered addresses of 10 - 20 WITHROW ST, the odd numbered addresses of 1 - 17 WYANDOT AVE and 18 WYANDOT AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0414, as amended.

(117) Exception O 117

The lands subject to this exception must comply with the following:

(A) On 76 WYCHWOOD AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 419-05, as amended.

(133) Exception O 133

The lands subject to this exception must comply with the following:

(A) The land subject to this exception must comply with Regulation 955.10.(414).

(B) On 27 RICHMOND ST W, and the even numbered addresses 8-14 TEMPERANCE ST, the applicable prevailing by-laws in Article 950.50.1., being former City of Toronto by-laws 998-88, 74-93, and 1994-0605 as amended.

(C) On 27 RICHMOND ST W, and the even numbered addresses 8-14 TEMPERANCE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 460-2006, as amended.

(135) Exception O 135

The lands subject to this exception must comply with the following:

(A) The land subject to this exception must comply with Regulation 955.10.(478).

(158) Exception O 158

The lands subject to this exception must comply with the following:

(A) On or between the odd numbered addresses of 35 - 67 MATHERSFIELD DR, the even numbered addresses of 38 - 86 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73 - 81 MATHERSFIELD DR, the even numbered addresses of 220B - 220D MOUNT PLEASANT RD, 50 PRICEFIELD RD, the even numbered addresses of 10 - 30 SCRIVENER SQ, the odd numbered addresses of 5 - 25 SCRIVENER SQ, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 398-00, as amended.

(166) Exception O 166

The lands subject to this exception must collectively comply with the following:

(A) despite regulations to the contrary, a maximum of one **detached house** is permitted.

(170) Exception O 170

The lands subject to this exception must comply with the following:

(A) An underground parking **structure** is also permitted.

(B) On 125 BOND ST, 137 BOND ST, 112 BOND ST, 122 BOND ST, the even numbered addresses of 288 - 310 CHURCH ST, 322 CHURCH ST, 101 GERRARD ST E, 87 GERRARD ST E, 44 GERRARD ST E, 17 GOULD ST, 25 GOULD ST, 55 GOULD ST, 50 GOULD ST, 55 MC GILL ST, the odd numbered addresses of 285 - 297 VICTORIA ST, 380 VICTORIA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-80, as amended.

(180) Exception O 180

The lands subject to this exception must comply with the following:

(A) On 12 ALEXANDER ST, 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 488-85, as amended.

(B) On 12 ALEXANDER ST, 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 511-82, as amended.

(181) Exception O 181

The lands subject to this exception must comply with the following:

(A) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(B) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.

(C) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.

(D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.

(E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.

(F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.

- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(186) Exception O 186

The lands subject to this exception must comply with the following:

- (A) On these lands, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10. (970);
- (B) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-83, as amended.
- (C) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 38-78, as amended.
- (D) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-78, as amended.
- (E) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 641-87, as amended.
- (F) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 708-82, as amended.

(190) Exception O 190

The lands subject to this exception must comply with the following:

- (A) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (B) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
- (C) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 198-79, as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.

- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(191) Exception O 191

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 2 - 10 FEE PL, 181 PARLIAMENT ST, the odd numbered addresses of 187 - 191 PARLIAMENT ST, the odd numbered addresses of 205 - 217 PARLIAMENT ST, the odd numbered addresses of 219 - 223 PARLIAMENT ST, the even numbered addresses of 348 - 404 QUEEN ST E, 412 QUEEN ST E, the even numbered addresses of 418 - 420 QUEEN ST E, 426 QUEEN ST E, the even numbered addresses of 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, the even numbered addresses of 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, the even numbered addresses of 526 - 528 QUEEN ST E, the even numbered addresses of 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, the even numbered addresses of 34 - 60 RIVER ST, 101 SACKVILLE ST, 104 SACKVILLE ST, the even numbered addresses of 108 - 130 SACKVILLE ST, the odd numbered addresses of 123 - 125 SACKVILLE ST, 134 SACKVILLE ST, the even numbered addresses of 136 - 138 SACKVILLE ST, 140 SACKVILLE ST, 325 SHUTER ST, the odd numbered addresses of 335 - 341 SHUTER ST, the odd numbered addresses of 343 - 423 SHUTER ST, 427 SHUTER ST, the odd numbered addresses of 429 - 445 SHUTER ST, 447 SHUTER ST, the odd numbered addresses of 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 118 SUMACH ST, the odd numbered addresses of 81 - 111 SUMACH ST, 90 SUMACH ST, the even numbered addresses of 92 - 116 SUMACH ST, the odd numbered addresses of 15 - 37 SYDENHAM ST, 2 - 40 SYDENHAM ST, 10 TRACY ST, the odd numbered addresses of 29 - 31 TRACY ST, the even numbered addresses of 12 - 40 TREFANN ST, the odd numbered addresses of 5 - 15 TREFANN ST, 8 TREFANN ST, the odd numbered addresses of 1 - 9 WASCANA AVE, the odd numbered addresses of 11 - 23 WASCANA AVE, the even numbered addresses of 2 - 42 WASCANA AVE, the odd numbered addresses of 25 - 39 WASCANA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 204-79, as amended.
- (B) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.

- (C) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.

(193) Exception O 193

The lands subject to this exception must comply with the following:

- (A) On 10 COURT ST, 92 KING ST E, 1 TORONTO ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 354-90, as amended.
- (B) On 10 COURT ST, 92 KING ST E, 1 TORONTO ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 653-87, as amended.

(195) Exception O 195

The lands subject to this exception must comply with the following:

- (A) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, 474 ONTARIO ST, the even numbered addresses of 484 - 508A ONTARIO ST, 530 ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 493-77, as amended.
- (B) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 494-77, as amended.
- (C) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 525-82, as amended.
- (D) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 572-77, as amended.
- (E) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 657-76, as amended.
- (F) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 678-79, as amended.
- (G) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 689-80, as amended.

(196) Exception O 196

The lands subject to this exception must comply with the following:

- (A) An underground parking **structure** is also permitted.

(B) On 125 BOND ST, 137 BOND ST, 112 BOND ST, 122 BOND ST, the even numbered addresses of 288 - 310 CHURCH ST, 322 CHURCH ST, 101 GERRARD ST E, 87 GERRARD ST E, 44 GERRARD ST E, 17 GOULD ST, 25 GOULD ST, 55 GOULD ST, 50 GOULD ST, 55 MC GILL ST, the odd numbered addresses of 285 - 297 VICTORIA ST, 380 VICTORIA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-80, as amended.

(197) Exception O 197

The lands subject to this exception must comply with the following:

(A) On the odd numbered addresses of 103 - 109 KING ST E, 115 KING ST E, 145 KING ST E, 151 KING ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 70-90, as amended.

(201) Exception O 201

The lands subject to this exception must comply with the following:

(A) On 396 MOORE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 6-90, as amended.

(203) Exception O 203

The lands subject to this exception must comply with the following:

(A) On 21 PARK RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 657-89, as amended.

(209) Exception O 209

The lands subject to this exception must comply with the following:

(A) On 150 BLOOR ST W, 162 BLOOR ST W, 162 - 164 CUMBERLAND ST, 175 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 492-80, as amended.

(B) On 150 BLOOR ST W, 162 BLOOR ST W, 175 CUMBERLAND ST, the even numbered addresses of 162 - 164 CUMBERLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 674-80, as amended.

(210) Exception O 210

The lands subject to this exception must comply with the following:

(A) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(B) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.

(C) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 198-79, as amended.

(D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.

(E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.

(F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.

(G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.

(H) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 513-90, as amended.

(I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.

(J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.

(K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.

(L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law

614-77, as amended.

- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
- (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

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

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22974.

(2) Exception ON 2

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 31108.

(3) Exception ON 3

The lands subject to this exception must comply with Regulation 955.10.(1090).

(4) Exception ON 4

The lands subject to this exception shall comply with all the following:

(A) where a lawful **dwelling unit** existed on the **premises**, on the date of the enactment of this By-law, the **dwelling unit** shall be permitted to remain provided:

- (i) the maximum height of the **building**, is the actual height of the **building** that existed on the date of the enactment of this By-law;
- (ii) the maximum **lot coverage**, is the actual **lot coverage** that existed on the date of the enactment of this By-law;
- (iii) the minimum required yard setback from a **lot line** is the actual setback that existed from that **lot line** on the date of the enactment of this By-law.

(5) Exception ON 5

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 27075.

(6) Exception ON 6

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 29944.

(7) Exception ON 7

The lands subject to this exception must comply with Regulation 955.10.(1089).

(8) Exception ON 8

In addition to the uses permitted in the ON zone, a **Public Works Yard** is also permitted.

(9) Exception ON 9

In addition to the uses permitted in the ON zone, an Arts and Cultural centre is also permitted.

(10) Exception ON 10

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1983-31.

(11) Exception ON 11

On the lands subject to this exception one or both of the following uses are permitted:

(A) a private residence; and

(B) a catering business for individuals or groups who have made reservations, such as for dinners, wedding receptions, and banquets, but not for casual trade; and

(C) a photography studio as an **ancillary** use to the catering business, if:

(i) the minimum **parking space** rate is 1 space for every 4.6 square metres of floor area, including outdoor dining area devoted to patron use.

(12) Exception ON 12

In addition to the uses permitted in the ON zone, and despite its location below the top of bank in a conservation overlay area, a **post-secondary school** and recreation uses **ancillary** to the **post-secondary school** are also permitted. These uses may be located in one or more wholly enclosed **buildings** with a total maximum **gross floor area** of 5,100 square metres.

(13) Exception ON 13

The only permitted uses, **buildings** or **structures** are conservation works for the purpose of protecting the environmentally sensitive area.

(15) Exception ON 15

The lands subject to this exception must comply with the following:

(A) On 1611 BATHURST ST, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(736).

(18) Exception ON 18

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **cemetery** and a **crematorium** is a permitted use.

(20) Exception ON 20

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **community centre**, **day nursery**, office, **private school**, **religious education use**, library, **museum**, **eating establishment**, **take-out eating establishment**, or **retail store** is a permitted use.

(29) Exception ON 29

The lands subject to this exception must comply with the following:

(A) The land subject to this exception must comply with Regulation 955.10.(424).

(34) Exception ON 34

The lands subject to this exception must comply with the following:

(A) On or between the odd numbered addresses of 35 - 67 MATHERSFIELD DR, the even numbered addresses of 38 - 86 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73 - 81 MATHERSFIELD DR, the even numbered addresses of 220B - 220D MOUNT PLEASANT RD, 50

PRICEFIELD RD, the even numbered addresses of 10 - 30 SCRIVENER SQ, the odd numbered addresses of 5 - 25 SCRIVENER SQ, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 398-00, as amended.

(38) Exception ON 38

The lands subject to the exception must comply with the following:

- (A) on the land municipally known as 1563 Birchmount Road, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 666-2006, as amended.

(40) Exception ON 40

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(776).

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 subject to this exception must comply with Regulation 955.10.(1107).

(2) Exception OR 2

The lands subject to this exception must comply with Regulation 955.10.(1106).

(3) Exception OR 3

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 21580.

(4) Exception OR 4

The lands subject to this exception must comply with Regulation 955.10.(1152).

(5) Exception OR 5

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:

- (i) 25.0 metres, where the **lot line** abuts Birchmount Road, measured from the original centreline of the **street**;
- (ii) 9.0 metres in all other cases;

- (B) the minimum setback from a **side lot line** is 3.0 metres; and

- (C) the maximum **lot coverage** is 20.0%.

(6) Exception OR 6

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:

- (i) 18.0 metres where the **lot line** abuts Victoria Park Avenue;
- (ii) 7.5 metres where the **lot line** abuts Pharmacy Avenue or Chester Le Boulevard and;
- (iii) 6.0 metres in all other cases;

- (B) the minimum setback from a **side lot line** that abuts a **street** is:

- (i) 18.0 metres where the **lot line** abuts Victoria Park Avenue;
- (ii) 7.5 metres where the **lot line** abuts Pharmacy Avenue or Chester Le Boulevard and;

- (iii) 4.5 metres in all other cases; and
 - (C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building** ; and
 - (D) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**.
- (7) Exception OR 7
- The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **front lot line** is:
 - (i) 7.5 metres where the **lot line** abuts Birchmount Road, Brookmill Boulevard or LePeer Boulevard; and
 - (ii) 6.0 metres in all other cases;
 - (B) the minimum setback from a **side lot line** that abuts a **street** is:
 - (i) 7.5 metres where the **lot line** abuts Birchmount Road, Brookmill Boulevard or LePeer Boulevard; and
 - (ii) 4.5 metres in all other cases; and
 - (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building** ; and
 - (D) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**.
- (8) Exception OR 8
- The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **front lot line** is:
 - (i) 18.0 metres where the **lot line** abuts Birchmount Road or Finch Avenue;
 - (ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue and;
 - (iii) 6.0 metres in all other cases;
 - (B) the minimum setback from a **side lot line** that abuts a **street** is:
 - (i) 18.0 metres where the **lot line** abuts Birchmount Road or Finch Avenue;
 - (ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue and;
 - (iii) 4.5 metres in all other cases; and
 - (C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building** ; and
 - (D) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**.
- (9) Exception OR 9
- The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building** ; and
 - (B) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the combined height of the two **buildings**.
- (10) Exception OR 10
- The lands subject to this exception shall comply with all the following:
- (A) In addition to the uses permitted in the OR zone, a **zoo** is also permitted.
- (11) Exception OR 11
- The lands subject to this exception shall comply with all the following:
- (A) A centre for the Ontario Historical Society may be permitted within the **buildings** in existence as of July 9, 1997;
 - (B) The maximum **gross floor area** shall be 422 square metres; and
 - (C) Tandem parking is permitted only in the garages, **driveways** and paved areas in existence as of July 9, 1997.
- (12) Exception OR 12
- The lands subject to this exception must comply with Regulation 955.10.(1108).

(13) Exception OR 13

The lands subject to this exception must comply with Regulation 955.10.(1109).

(14) Exception OR 14

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **front lot line** that abuts Pharmacy Avenue is 22.0 metres.

(16) Exception OR 16

The lands subject to this exception shall comply with all the following:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 18.0 metres, if the **lot line** abuts Meadowvale Road;

(ii) 12.0 metres, if the **lot line** abuts Dean Park Road; and

(iii) 7.5 metres from any other **street**; and

(B) the minimum **building setback** from a **lot line** that abuts Highway 401 is 22.5 metres; and

(C) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is 7.5 metres.

(18) Exception OR 18

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;

(B) the minimum setback from a **lot line** that does not abut a **street** is 7.5 metres.

(19) Exception OR 19

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres.

(20) Exception OR 20

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** is 12.0 metres.

(21) Exception OR 21

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that does not abut a **street** is 12.0 metres.

(22) Exception OR 22

The lands subject to this exception shall comply with all the following:

(A) The minimum setback from a **lot line** is:

(i) 12.0 metres where the **lot line** abuts a **street**;

(ii) from any other **lot line**, a distance equal to 1/2 the height of the **building**.

(23) Exception OR 23

The lands subject to this exception shall comply with all the following:

(A) The minimum setback from a **lot line** is:

(i) 12.0 metres where the **lot line** abuts a **street**;

(ii) 7.5 metres from any other **lot line**.

(24) Exception OR 24

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **front lot line** that abuts a **street** is;

(i) 7.5 metres where the **lot line** abuts Finch Avenue, McCowan Road or Sandhurst Circle;

(ii) 6.0 metres from any other **street** line.

(B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.

(C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.

(25) Exception OR 25

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is;
 - (i) 18.0 metres where the **lot line** abuts Finch Avenue or Brimley Road;
 - (ii) 12.0 metres where the **lot line** abuts Alexmuir Boulevard;
 - (iii) 7.5 m from any other **street** line.
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.

(26) Exception OR 26

The lands subject to this exception must comply with Regulation 955.10.(1105).

(27) Exception OR 27

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1094-2002, as amended.

(28) Exception OR 28

On these lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 865-2008 (OMB), as amended.

(37) Exception OR 37

The lands subject to this exception must comply with the following:

- (A) On a **lot**, parking is permitted for a **lot** located in another zone.

(40) Exception OR 40

The lands subject to this exception must comply with Regulation 955.10.(493).

(41) Exception OR 41

The lands subject to this exception must comply with Regulation 955.10.(494).

(58) Exception OR 58

The lands subject to this exception must comply with the following:

- (A) On the odd numbered addresses of 419 - 425 COXWELL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 384-91, as amended.

(60) Exception OR 60

The lands subject to this exception must comply with the following:

- (A) On 120 BROADVIEW AVE, 75 CARROLL ST, 50 MATILDA ST, 53 MUNRO ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 866-04, as amended.

(61) Exception OR 61

The lands subject to this exception must comply with the following:

- (A) On 120 BROADVIEW AVE, 75 CARROLL ST, 50 MATILDA ST, 53 MUNRO ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 866-04, as amended.

(63) Exception OR 63

The lands subject to this exception must comply with the following:

- (A) On 110 WILDWOOD CRES, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(761).

(70) Exception OR 70

The lands subject to this exception must comply with the following:

- (A) On 20 GRANGE RD, 100 MC CAUL ST, 100R MC CAUL ST, the even numbered addresses of 74 - 76 MC CAUL ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 714-01, as amended.

(75) Exception OR 75

The lands subject to this exception must comply with the following:

- (A) On 2230 GERRARD ST E, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(741).

- (B) On 2230 GERRARD ST E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 191-01, as amended.
- (C) On 2230 GERRARD ST E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 378-04, as amended.

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 subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is 18.0 metres; and
- (B) the maximum **lot coverage** is 0.5%.

(2) Exception OG 2

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts
 - (i) Markham Road is 36.0 metres, measured from the original centreline of the **street**;
 - (ii) Scarborough Golf Club Road is 25.0 metres, measured from the original centreline of the **street**;

(3) Exception OG 3

The lands subject to this exception shall comply with the following in regard to any replacement, addition, extension or alteration of any **buildings** or **structures** existing on the date of enactment of this by-law:

- (A) despite 90.40.20.100 (2), the total combined **interior floor area** of a take-out restaurant, **retail store**, **personal service shop**, or a **service shop** that lawfully existed on the date of the enactment of this By-law is the maximum total combined **interior floor area** permitted for those uses;
- (B) despite 90.40.20.100 (4), the minimum distance required between a **outdoor patio** and a **lot line** is equal to the shortest distance between an **outdoor patio** existing on the date of the enactment of this by-law and the nearest **lot line**;
- (C) a **building** existing on the date of the enactment of this by-law may be replaced, expanded or altered if the replacement, expansion or alteration does not exceed the **building height**, **building length** and **building width** that existed on the date of the enactment of this by-law. Any replacement, expansion or alteration to a **building** referenced above that is permitted by this by-law to exceed the **building height**, **building length** and **building width** that existed on the date of the enactment of this by-law, must comply with the applicable regulations of this by-law; and
- (D) the minimum required number of **parking spaces** is the actual number of **parking spaces** on the date of the enactment of this By-law, provided that if there is an increase in **gross floor area** additional **parking spaces** must be provided in accordance with this By-law.

900.45 OC - Zone

900.45.1 General

(1) OC Zone Exceptions

The regulations located in Article 900.45.10 apply only to the exceptions subject to the OC zone and identified with the corresponding exception number.

900.45.10 Exceptions for OC Zone

(1) Exception OC 1

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 313-2000.

(2) Exception OC 2

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts a **street** is:

- (i) 22.0 metres where the **lot line** abuts St. Clair Avenue, McCowan Road, Brimley Road or Bellamy Road, measured from the original centreline of the **street**;
- (ii) 9.0 metres in all other cases.

(3) Exception OC 3

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts a **street** is:

- (i) 22.0 metres where the **lot line** abuts St. Clair Avenue, McCowan Road, Brimley Road or Belle my Road, measured from the original centreline of the **street**;
- (ii) 36.0 metres where the **lot line** abuts Kingston Road, measured from the original centreline of the **street**.

(4) Exception OC 4

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to 1/2 the height of the **building**.

(5) Exception OC 5

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1981-168.

(7) Exception OC 7

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1984-217.

(8) Exception OC 8

The lands subject to this exception shall comply with all the following:

(A) Despite 90.70.40.40 (1), the maximum **gross floor area** is 10,000 square metres.

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 U Zone

(4) Exception UT 4

The lands subject to this exception shall comply with all the following:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 22.0 metres, measured from the original centreline of the **street**.

(20) Exception UT 20

The lands subject to this exception must comply with the following:

(A) On a **lot**, parking is permitted for a **lot** located in another zone.

(21) Exception UT 21

The lands subject to this exception must comply with the following:

- (A) On a **lot**, parking is permitted for a **lot** located in another zone.
- (B) On a **lot**, the **open storage** of goods, materials and equipment by the Toronto Transit Commission, Toronto Hydro, Hydro One or a telephone or gas company utility is permitted.

(34) Exception UT 34

The lands subject to this exception must comply with the following:

- (A) On a **lot**, parking is permitted for a **lot** located in another zone.
- (B) The land subject to this exception must comply with Regulation 955.10.(448).

(40) Exception UT 40

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** is:
 - (i) 18.0 metre from a **lot line** that abuts a **street**;
 - (ii) 7.5 metres from a **rear lot line**; and
 - (iii) 3.0 metres from a **side lot line**; and
- (B) a below grade **structure** must be set back from a **lot line** a distance equal to the distance between the elevation of the lowest floor level and the average elevation of the grade along the **front lot line**.

(41) Exception UT 41

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 30367.

(42) Exception UT 42

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 28693.

(43) Exception UT 43

On these lands the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 29637.

(44) Exception UT 44

On these lands, By-laws 30318 and 28862 as amended of the former City of North York prevail.

(45) Exception UT 45

In addition to the uses permitted in the UT zone, the following uses are also permitted if they are **ancillary** to a lawful use on an abutting **lot**:

- (A) **parking spaces**;
- (B) **open storage**; and
- (C) **vehicle depot**.

(46) Exception UT 46

The lands subject to this exception must comply with the following:

- (A) On 1130 BATHURST ST, 6 BOOTH AVE, 1627 DANFORTH AVE, 1 DON VALLEY PARKWAY N, the even numbered addresses of 350 - 380 GREENWOOD AVE, 400 GREENWOOD AVE, 420 GREENWOOD AVE, 640 LANSDOWNE AVE, 195R MELITA AVE, 1411 QUEEN ST E, 20 THE QUEENSWAY, 76 WYCHWOOD AVE, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(746).
- (B) On a **lot**, parking is permitted for a **lot** located in another zone.

(47) Exception UT 47

In addition to the uses permitted in the UT zone, the following uses are also permitted if they are **ancillary** to a lawful use on an abutting **lot**:

- (A) **parking spaces**; and
- (B) **vehicle depot**.

Chapter 950 Prevailing By-laws

950.1 General

950.1.1 Interpretation

(1) Definitions

For the purposes of this Chapter 950 (Prevailing By-laws):

(A) “Former General Zoning By-laws” means:

- (i) By-law No. 438-86 (being the Zoning By-law of the former City of Toronto), as amended, By-law 291-68 (being the Forest Hill Zoning By-law), as amended, and By-law 278-73 (being the Swansea Zoning By-law), as amended, and their predecessor zoning by-laws as applicable;
- (ii) By-law No. 7625 (being the Zoning By-law of the former City of North York), as amended, and predecessor zoning by-laws as applicable;
- (iii) By-law 1-83 (being the Zoning By-law of the former City of York), as amended, and predecessor zoning by-laws as applicable;
- (iv) Zoning Code of The City of Etobicoke, Canada, V131 (being the Zoning Code of the former City of Etobicoke), as amended, and predecessor zoning by-laws as applicable;
- (v) Borough Of East York Zoning By-Law No.1916 (Town Of Leaside), as amended, and By-Law No. 6752 (Township Of East York), as amended, (being the Zoning By-laws of the former Borough of East York), and their predecessor zoning by-laws as applicable; and
- (vi) The Corporation of the City of Scarborough By-Law Number: 10076 (Agincourt); 12797 (Agincourt North); 8786 (Birchcliff); 9350 (Bendale); 9174 (Birchmount Park); 9396 (Cliffcrest); 12077 (Centennial); 8978 (Clairlea); 9364 (Cliffside); 9508 (Dorset Park); 10048 (Eglinton); 9676 (Guildwood); 10827 (Highland Creek); 9089 (Ionview); 9276 (Kennedy Park); 12466 (L’amoreaux); 14402 (Malvern); 12181 (Malvern West); 842-2004 (Midland-St.Clair); 17677 (Milliken); Morningside Heights; 11883 (Morningside); 9366 (Maryvale); 9812 (Oakridge); 15907 (Rouge); 10010 (Scarborough Village); 16762 (Steeles); 10717 (Sullivan); 12360 (Tam O’Shanter); 25278 (Upper Rouge – Hillside); 950-2005 (Warden Woods); 9511 (Wexford); 10327 (West Hill); 9510 (Woburn); Employment Districts Zoning By-Law Number 24982; Industrial District By-Law Number 12790 Centennial Industrial District); The Corporation Of The Township Of Pickering By-Law Number 1978; By-Law Number 3036 (Highway No. 2 Area in Rouge Community) (being the Zoning By-laws of the former City of Scarborough), all as amended, and their predecessor zoning by-laws as applicable; and

(B) “Prevailing By-laws” are the by-laws, as amended, in the Prevailing By-laws List, being Sections 950.10 through 950.70 inclusive.

(2) Continuation and Conflict

- (A) The Prevailing By-laws shall continue in full force and effect and if there is a conflict between a provision of this By-law, excluding those in Chapter 900 Site Specific Amendments, and a provision of any of the Prevailing By-laws, the provisions of the Prevailing By-laws govern.
- (B) If there is a conflict between the regulations of a site specific amendment in Chapter 900 Site Specific Amendments and the applicable regulations in Chapter 950 Prevailing By-laws or Chapter 955 Prevailing Sections, as they existed on the date of enactment of this By-law, the conflict shall be resolved by retaining the order of priority that existed on the date of enactment of this By-law.
- (C) If there is a conflict between the applicable regulations in a prevailing by-law in Chapter 950 Prevailing By-laws and a prevailing by-law section in Chapter 955 Prevailing Sections, as they existed on the date of enactment of this By-law, the conflict shall be resolved by retaining the order of priority that existed on the date of enactment of this By-law.

(3) Former General Zoning By-laws

- (A) The provisions of the Former General Zoning By-laws apply to the extent necessary to support the Prevailing By-laws; and
- (B) The provisions of the Former General Zoning By-laws, except to the extent needed in Regulation 950.1.1 (3)(A), shall not have priority over this By-law.

950.10 Former Borough of East York

950.10.1 East York Zoning By-law 6752

951 Carlaw Avenue

On these lands the following by-law prevails, being former Borough of East York by-law 67-1991, as amended.

Hampton Park

On these lands the following by-laws prevail, being Borough of East York by-laws 27-80 and 81-86, as amended.

950.10.2 Leaside Zoning By-law 1916

1100 Millwood, 4-20 , 36-46 and 80 Overlea Blvd., 2-6 William Morgan Drive, 1, 2, 6, 60, 90, 100, 101, 111 and 120 Thorncliffe Park Drive and 4-20 Banigan Drive

On these lands the following by-law prevail, being former Town of Leaside By-law 2-94, as amended.

950.20 Former City of Etobicoke

950.20.1 City of Etobicoke Zoning Code

1 East Mall Crescent

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1979-146, 1979-166 and 1980-33, as amended.

1 Valhalla Inn Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1985-100 and 1991-199, as amended.

10 Humber Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1988-225, as amended.

10 Humberline Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1978-308, as amended.

105 La Rose Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 1982-122, as amended.

109 Delroy Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-51, as amended.

11 Irwin Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 9010, as amended.

110 Rexdale Boulevard

On these lands the following by-laws prevail, being former City of Etobicoke by-law 8686, as amended, and City of Toronto by-law 483-2006, as amended.

1123 Albion Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1793, as amended.

1130 Albion Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1903, as amended.

1140 Royal York Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 8498, as amended.

1150-1176 Albion Road Northeast side

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1025 and 1972, as

amended.

1153 Martin Grove Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1983-43, as amended.

118 Wesley Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-202, as amended.

12 Pebble Valley Lane

On these lands the following by-law prevails, being former City of Etobicoke by-law 1984-32, as amended.

120 Disco Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 4116, as amended.

123, 125, and 135 La Rose Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1980-196 and 1980-225, as amended.

1233-1255 The Queensway (South side)

On these lands the following by-laws prevail, being former City of Etobicoke by-law 2854 and 4323, as amended.

140 La Rose Ave

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 12659 and 13583.

1436 Royal York

On these lands the following By-law prevails, being former City of Etobicoke By-law: 15266.

1440 Royal York

On these lands the following By-law prevails, being former City of Etobicoke By-law: 1989-26.

1451 Royal York Road

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 3197 and 1979-176.

1455 Royal York Road

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 1455, 12300 and 12647.

149 Stanley Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 4262, 1981-302, and 1988-176, as amended.

1498 Royal York Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1986-248, as amended.

1500 Royal York Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 10379, 10980, 14584, 14759 and 14828, as amended.

151 Carlingview Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 3631, as amended.

151 La Rose Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 3708, as amended.

1510 Albion Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1978-62, as amended.

1564 Royal York

On these lands the following By-law prevails, being former City of Etobicoke By-law: 1992-132.

160 The Westway

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 2942 and 3427.

1620 and 1630 Albion Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 3228 and 1986-19, as amended.

1629 The Queensway

On these lands the following by-law prevails, being former City of Etobicoke by-law 83-47, as amended.

165 La Rose Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 1978-198, as amended.

16-50 Rexdale Boulevard

On these lands the following by-laws prevail, being former City of Etobicoke by-law 3645 and 3719, as amended.

1665 Kipling Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 1979-322, as amended.

1682-1698 Albion Road

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 3289, 3291 and 1981-221.

1701 Martin Grove Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 4322, as amended.

173 Royal York Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 3018, as amended.

1735 Kipling Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 8855, 9908 and 1995-223, as amended.

1750 The Queensway and 320 North Queen Street

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 83-20, 83-44, 1981-158 and 1986-121, as amended.

18 Westmount Park Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-209, as amended.

19 Chauncey Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 1992-203, as amended.

198 Browns Line

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1991-26, 1991-39, as amended.

2 and 10 East Mall Crescent

On these lands the following by-law prevails, being former City of Etobicoke by-law 1454, as amended.

2 Billingham Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 3167, as amended.

201 Llyod Manor Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 13207, as amended.

2025 Kipling Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 931 and 1077, as amended.

2025 Kipling Avenue, 100 Rexdale Boulevard and 7 Frost Street

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 9844 and 10130, as

amended.

2045 Lake Shore Boulevard West

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 3878, 14849, and 15507, as amended.

207 New Toronto Street and 260 Eighth Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1996-211, as amended.

21 Van Camp Place

On these lands the following by-law prevails, being former City of Etobicoke by-law 2631, as amended.

21 Chancey Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-113, as amended.

2-10 Rexdale Boulevard (North side) and 2250-2300 Islington Avenue (West side)

On these lands the following by-law prevails, being former City of Etobicoke by-law 2614, as amended.

2141 Kipling Av

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 8911 and 15089.

222 Dixon Road

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 1981-208 and 3473.

225 The East Mall

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 13818 and 1985-105, as amended.

2267 Islington Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1302, 12949, 13088 and 8796, as amended.

2269 Lake Shore Boulevard West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1988-116, as amended.

2285 Lake Shore Boulevard West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1988-141, as amended.

230 Browns Line

On these lands the following by-law prevails, being former City of Etobicoke by-law 1978-40, as amended.

2304 Islington Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 12666, 13458 and 13722, as amended.

235 Dixon Road (Front part of lot)

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 3883,8547,13717, 13882, 14362 and 14727, as amended.

235 Dixon Road (rear part of lot)

On these lands the following by-law prevails, being former City of Etobicoke by-law 3883, as amended.

245 Dixon Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1987-77, as amended.

245 Dixon Road (Front part of lot)

On these lands the following by-law prevails, being former City of Etobicoke by-law 8547, as amended.

2454-2458 Lakeshore Boulevard (Northwest side) and 1 Mimico Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 1985-266, as amended.

255 The East Mall

On these lands the following by-law prevails, being former City of Etobicoke by-law 1978-63, as amended.

2586 Lakeshore Boulevard West

On these lands the following by-law prevails, being former City of Etobicoke by-law 4091, as amended.

2-6 Eva Road (North side)

On these lands the following by-law prevails, being former City of Etobicoke by-laws 10955 and 11449 and City of Toronto By-law 600-2009, as amended.

261 Dixon Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1992-224, as amended.

2630 Kipling

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 3096, 1978-227 and 1986-22.

264 Browns Line

On these lands the following by-law prevails, being former City of Etobicoke by-law 1979-278, as amended.

2664 Islington

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 1024, 1025 and 1972.

268 Royal York Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1982-253 and 1992-63, as amended.

2683 Islington

On these lands the following By-laws prevail, being former City of Etobicoke By-laws 570 and 14368.

2687 Kipling

On these lands the following By-law prevails, being former City of Etobicoke By-law: 1988-105.

270 The Kingsway

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1990-178 and 1990-252, as amended.

2732-2750 Lakeshore Boulevard (North side)

On these lands the following by-law prevails, being former City of Etobicoke by-law 1980-189, as amended.

2749-2751 Lakeshore Boulevard (South side)

On these lands the following by-law prevails, being former City of Etobicoke by-law 1982-251, as amended.

2751 Bloor St W

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 1990-68, 1992-123.

2765 Islington Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1982-192 and 1985-137, as amended.

2777 Kipling Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1808, as amended and City of Toronto by-law 527-2002, as amended.

278 Browns Line

On these lands the following by-law prevails, being former City of Etobicoke by-law 1979-175, as amended.

2845 Bloor Street West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1984-217, as amended.

2848 Bloor Street West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-92, as amended.

2855 Bloor Street West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1994-118, as amended.

290 310 North Queen Street (West side) and 1790-1900 The Queensway (North side)

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 83-20, 83-44, 1978-83 and 1981-158, as amended.

291 and 295 The West Mall

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 9138, 10955, 11449 and 11729, as amended.

300-304 The East Mall (West side)

On these lands the following by-law prevails, being former City of Etobicoke by-law 4065, as amended.

311 Dixon Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 14,450, as amended.

311 The West Mall

On these lands the following by-law prevails, being former City of Etobicoke by-law 11448, as amended.

313 and 315 The Kingsway

On these lands the following by-law prevails, being former City of Etobicoke by-law 83-142, as amended.

316 and 318 Burnhamthorpe Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1996-160 and City of Toronto by-law 731-2001, as amended.

3166 Lakeshore Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1983-4, as amended.

3170 Lakeshore Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1989-25, as amended.

32 Richview Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1986-155, as amended.

320 Burnhamthorpe Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 757, as amended.

322 La Rose Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 1982-279, as amended.

324 Prince Edward Dr

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 10761, 10880, 12933 and 13852.

327 Royal York Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1996-211, as amended.

342 and 346 Park Lawn Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1995-212, as amended.

365 Dixon Road

On these lands the following by-laws prevail, being former City of Etobicoke by-law 11851, as amended and City of Toronto by-law 421-2002, as amended.

397 Rathburn Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1993-44, as amended.

4 Elmhurst Drive and 396 Albion Road

On these lands the following by-laws prevail, being former City of Etobicoke by-law 2414, as amended and

4024, as amended.

40 Old Burnhamthorpe Road

On these lands the following By-law prevails, being former City of Etobicoke By-law: 13172

40 Richview Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1978-105, as amended.

401-405 The West Mall (East side)

On these lands the following by-law prevails, being former City of Etobicoke by-law 1978-101, as amended.

408 Dixon Road

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 985, 10754, 1996-8 and 11851.

418 The Westway

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 12660 and 1994-98.

420 The East Mall

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1388, as amended and 2308, as amended.

4201 Bloor Street West

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 11448, 11728 and 13880, as amended.

4251 Dundas Street West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1990-155, as amended.

4335 Bloor Street West

On these lands the following by-law prevails, being former City of Etobicoke by-law 14496, as amended.

4500 Highway 27 South

On these lands the following by-law prevails, being former City of Etobicoke by-law 1995-43, as amended.

460 Renforth Drive

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 93, 12821, 14137 and 1993-28, as amended.

464-480 The East Mall (West side)

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-90, as amended.

474 Brown's Line

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1984-45, as amended and City of Toronto by-law 608-2005, as amended.

475 Rathburn

On these lands the following By-law prevails, being former City of Etobicoke By-law: 12821.

5 Frost Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 615, as amended.

500 Rexdale Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1989-60, as amended.

519-521 Royal York Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 83-14 and 1985-42, as amended.

52 Neilson Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1984-131, as amended.

524 Rexdale Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1990-179, as amended.

54 Rexdale Blvd

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 4168, 9844 and 1978-95, as amended.

5476 Dundas Street West

On these lands the following by-laws prevail, being former City of Etobicoke by-law 12245 and 12273, as amended.

5500 Dundas Street West

On these lands the following by-law prevails, being former City of Etobicoke by-law 939, as amended.

5511 and 5513 Dundas Street West

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1987-23 and 1993-46, as amended.

555 Rexdale Boulevard

On these lands the following by-laws prevail, being former City of Etobicoke by-law 8777 and 8798, as amended and City of Toronto By-law 864-2007, as amended.

57 Valecrest Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1993-40, as amended.

577 Burnhamthorpe Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-174, as amended.

598 Browns Line

On these lands the following by-law prevails, being former City of Etobicoke by-law 1986-201, as amended.

602-618 Browns Line (West side)

On these lands the following by-law prevails, being former City of Etobicoke by-law 9575, as amended.

603 Evans Road and part of 805-863 Browns Line

On these lands the following by-law prevails, being former City of Etobicoke by-law 1290, as amended.

67 Shorncliffe Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1994-69, as amended.

670 and 680 Rexdale Boulevard (North side)

On these lands the following by-law prevails, being former City of Etobicoke by-law 1989-78, as amended.

6700 Finch Avenue West

On these lands the following by-law prevails, being former City of Etobicoke by-law 2544, as amended.

690 Evans Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 137, 1984-138, as amended, and City of Toronto by-law 491-1998, as amended.

725 Browns Line

On these lands the following by-law prevails, being former City of Etobicoke by-law 1993-133, as amended.

73 Valecrest Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1993-41, as amended.

738 Royal York Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1985-158, as amended.

75 Irwin Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 14,267, as amended.

75 Tandridge Crescent

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 15,027, 2313, and 15,090, as amended.

773 and 781 The Queensway

On these lands the following by-law prevails, being former City of Etobicoke by-law 1991-13, as amended.

8 Humberline Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1989-225, as amended.

8 Newell Court

On these lands the following by-law prevails, being former City of Etobicoke by-law 14,358, as amended.

8 Newell Court

On these lands the following by-law prevails, being former City of Etobicoke by-law 14,358, as amended.

827-831 Albion Road (Southwest side)

On these lands the following by-law prevails, being former City of Etobicoke by-law 840, as amended.

830 Burnhamthorpe

On these lands the following By-law prevails, being former City of Etobicoke By-law: 12299.

851 Royal York Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 10,616, as amended.

900-940 The East Mall (West side)

On these lands the following by-law prevails, being former City of Etobicoke by-law 1986-236, as amended.

95 La Rose Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 1982-122, as amended.

959-979 Albion Road (Southwest side)

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1978-269 and 1981-207, as amended.

96 Rexdale Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1988-7, as amended.

East of Albion Road, and North of Byng Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 13837, 13569, and 13631, as amended.

East of Albion Road, West of the Humber River, and South of the West Branch of the Humber River

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 14230, 13569, and 13631, as amended.

East of Burlington Street, on Skelton Street

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1979-41 and 1981-83, as amended.

East of Kipling Avenue, South of Steeles Avenue, on Markbrook Lane

On these lands the following by-law prevails, being former City of Etobicoke by-law 1986-79, as amended.

East of Twenty Ninth Street, South Side of Fairfield Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-79, as amended.

East side of Centennial Park Road, South of Eglinton Avenue West

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1978-178 and 1980-135, as amended.

East side of Fleeceline Road, East of Victoria Street and North of Lake Shore Boulevard West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1996-59, as amended.

East Side of Fleeceline Road, East of Victoria Street and North of Lake Shore Boulevard West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1996-59, as amended.

East side of Islington Avenue, Across from Monterrey Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1996-19, as amended.

East side of Islington Avenue, Across from from St Andrews Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1371, as amended.

East Side of Islington Avenue, North of Birmingham Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1992-117, as amended.

East side of Islington Avenue, North of Disan Court

On these lands the following by-law prevails, being former City of Etobicoke by-law 1990-253, as amended.

East Side of Islington Avenue, South of Lemsford Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1983-136, 1297, 1719, as amended.

East Side of Kipling Avenue, Across from Beaconhill Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1807 and 4171, as amended.

East Side of Kipling Avenue, South of Rowntree Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1806 and 1988-106, as amended.

East Side of Rabbit Lane, North of Robinglade Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 14,826, as amended.

East Side of Rowntree Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1988-106, as amended.

East Side of Royal York Road, South of North Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1995-56, as amended.

East side of the East Mall, South of Burnhamthrope Road

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1985-136, as amended.

East Side of Thirtieth Street, South of Elder Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 3977 and 3756, as amended.

East side of Wesley Street, Between Dalesford Road and Mendota Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-44, as amended.

Eastside of Decarle Circle, South of Brunner Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 4259, as amended.

Glendale Memorial Gardens

On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-168, as amended.

Humber College Lake Shore Campus

On these lands the following by-law prevails, being former City of Etobicoke By-law 1988-11 as amended.

Lands located north of Evans Avenue, west of Highway 427, east of the West Mall and south of The Queensway

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1978-83, as amended and City of Toronto by-law 1204-2007, as amended.

North End of Fleeceline Road, East of Manchester Park, and West of Mimico Creek

On these lands the following by-law prevails, being former City of Etobicoke by-law 1996-58, as amended.

North of Bloor Street West, Between Kings Lynn Road and Kingsmill Road (rear of 2842-2848 Bloor Street West)

On these lands the following by-law prevails, being former City of Etobicoke by-law 1985-264, as amended.

North of Bloor Street West, West of Martin Grove Road, East of Shaver Avenue North, on both sides of Charleston Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 9807, as amended.

North of Bloor Street West, West of Shaver Avenue North, East of Smithwood Drive, on both side of Belgrove Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 8887 and 8847, as amended.

North of Gibbs Road, East of Highway 427

On these lands the following by-law prevails, being former City of Etobicoke by-law 15029, as amended.

North of Humberwood Boulevard, Opposite Arborwood Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1989-78, as amended.

North of Lake Shore Boulevard West and East of Thirtieth Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-76, as amended.

North of Queens Plate Drive, West of Highway 27

On these lands the following by-law prevails, being former City of Etobicoke by-law 1995-43, as amended.

North of the CNR Railline, West of Park Lawn Road and East of Grand Avenue

On these lands a site-specific by-law to amend the Etobicoke Zoning Code approved by the Ontario Municipal Board in its decision issued October 15, 1992 prevails.

North Side of Allanhusrt Drive, On Both Sides of Fontnay Court

On these lands the following by-law prevails, being former City of Etobicoke by-law 12,950, as amended.

North Side of Bloor Street West, Between Mill Road and Markland Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 13,190, as amended.

North side of Bloor Street West, East of Humber Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1996-205, as amended.

North Side of Burhamthorpe Road, West of Melbert Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 2748, as amended.

North side of Dalesford Road, Between Grand Avenue and Mimico Creek

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-161, as amended.

North Side of Dalesford Road, West of Mimico Creek

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-161, as amended

North side of Dixon Road, East of St Phillips Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 613 and 8889, as amended.

North side of Evans Avenue, West of Highway 427

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-57, as amended.

North side of Evans Avenue, West of Highway 427

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-57, as amended.

North Side of Garfella Drive, Across from Bulbourne Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 905, as amended.

North side of John Garland Boulevard, East of Martin Grove Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1987-164, as amended.

North Side of La Rose Avenue, West of Scarlett Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 3528, as amended.

North Side of Panorama Court

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1766 and 1805, as amended.

North Side of Panorama Court

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1766, 1805 and 3131, as amended.

North Side of Redcar Avenue, East of Highway 427

On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-170, as amended.

Northeast Corner of Albion Road and Armel Court

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1982-117 and 1982-118, as amended.

Northeast Corner of Allanhurst Drive and Edenbridge Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 1994-122, as amended.

Northeast Corner of Centennial Park Road and Rathburn Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1656, as amended.

Northeast Corner of Dixon Road and Islington Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 3837, as amended.

Northeast Corner of Dixon Road and Kipling Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-law 625 and 2034, as amended.

Northeast Corner of Dundas Street West and Donnybrook Lane

On these lands the following by-law prevails, being former City of Etobicoke by-law 1996-142, as amended.

Northeast Corner of Elmhurst Drive and Islington Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 14,656, as amended.

Northeast Corner of Eva Road and The West Mall

On these lands the following by-laws prevail, being former City of Etobicoke by-law 716, 813, 1683, as amended.

Northeast Corner of Grand Avenue and Beaverdale Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1992-169, as amended.

Northeast Corner of Lake Shore Boulevard West and Louisa Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1978-18, as amended.

Northeast Corner of Martin Grove Road and Rathburn Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 4101, as amended.

Northeast Corner of Oban Street and Evans Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1995-57, as amended and City of Toronto by-law 1124-2001, as amended.

Northeast Corner of Rathburn Road and Renforth Drive

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1256, 1950, as amended.

Northeast Corner of Rexdale Boulevard and Humberview Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1989-78, as amended.

Northeast Corner of Royal York Road and Cavell Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 3472, as amended.
Northeast Corner of Royal York Road and Renault Crescent
On these lands the following by-law prevails, being City of Etobicoke by-law 1991-177, as amended.
Northeast Corner of Stevenson Road and Silverstone Drive
On these lands the following by-law prevails, being former City of Etobicoke by-law 621, as amended.
Northeast Corner of The Kingsway and Ashley Road
On these lands the following by-laws prevail, being former City of Etobicoke by-laws 13,851 and 14,126, as amended.
Northeast Corner of The West Mall and Walney Drive
On these lands the following by-laws prevail, being former City of Etobicoke by-laws 878, 2201 and 3834, as amended.
Northeast Corner of Wesley Street and Mendota Road
On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-44, as amended.
Northeast Corner of Dixon Road and Scarlett Road
On these lands the following by-law prevails, being former City of Etobicoke by-law 1984-16, as amended.
Northwest Corner of Bloor Street West and The East Mall
On these lands the following by-law prevails, being former City of Etobicoke by-law 15,166, as amended.
Northwest Corner of Burnhamthorpe Road and Mill Road
On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1993-84 and 1524, as amended.
Northwest Corner of Burnhamthorpe Road and Triburnham Place
On these lands the following by-law prevails, being former City of Etobicoke by-law 14,915, as amended.
Northwest Corner of Dundas Street and Neilson Drive
On these lands the following by-law prevails, being former City of Etobicoke by-law 346, as amended.
Northwest Corner of Highway 27 and Rathburn Road, on The West Mall
On these lands the following by-laws prevail, being former City of Etobicoke by-laws 929, 1165, and 3494, as amended.
Northwest Corner of Islington Avenue and Bradbrook Road
On these lands the following by-law prevails, being former City of Etobicoke by-law 2565, as amended.
Northwest Corner of Islington Avenue and Bradbrook Road
On these lands the following by-law prevails, being former City of Etobicoke by-law , as amended.
Northwest Corner of Islington Avenue and Golfdown Drive
On these lands the following by-law prevails, being former City of Etobicoke by-law 13,049, as amended.
Northwest Corner of La Rose Avenue and Scarlett Road
On these lands the following by-law prevails, being former City of Etobicoke by-law 834, as amended.
Northwest Corner of Leduc Drive and Torbolton Drive
On these lands the following by-law prevails, being former City of Etobicoke by-law 10,931, as amended.
Northwest Corner of Martin Grove Road and Brunello Gate
On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-257, as amended.
Northwest Corner of Queens Plate Drive and Rexdale Boulevard
On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1990-156 and 1990-203, as amended.
Northwest Corner of Renforth Drive and Rathburn Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1982-156, as amended.

Northwest Corner of Scarlett Road and Richview Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1332, as amended.

Northwest Corner of Sheldon Avenue and Lanor Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 14,757, as amended.

Northwest Quadrant of Islington Avenue and Albion Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-360, as amended.

Portion of 1520 Royal York Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 14584 and 14828, as amended.

South of Albion Road, North of Warrendale Court

On these lands the following by-laws prevail, being former City of Etobicoke by-law 13,627 and 14,361, as amended.

South of Dixon Road, Opposite Golfwood Heights

On these lands the following by-law prevails, being former City of Etobicoke by-law 1986-195, as amended.

South of Evens Avenue, East of Brown's Line, West of the CPR Right-of-Way, and North of Horner Avenue and Lands South of Horner Avenue, East of the Etobicoke Creek, West of Brown's Line and North of the CNR Right-of-Way

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1979-67 and 1981-272, as amended.

South of Finch Avenue, West of Highway 27, North side of Humber College Boulevard

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1978-185 and 1978-305, as amended

South of Holiday Drive and West of Highway 427

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 3410, 3879, and 3907, as amended.

South of John Garland Boulevard, West of Kipling Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 4123 and 1978-66, as amended.

South of Laburnham Avenue, West of Twenty Sixth Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1980-208, as amended.

South of Rathburn Road, West of Kipling Avenue and North of Tasker Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 8588 and 9347, as amended.

South of the CNR Railline, Between Twenty Ninth Street and Thirtieth Street

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 3577 and 3641, as amended.

South of the Lakeshore Boulevard West and West of the Humber River

On these lands the following by-law prevails, being former City of Etobicoke by-law 3978, as amended.

South of Thistledown Boulevard, East of Albion Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 2788, as amended.

South of Upper Humber Drive, Between Highway 427 and Humberwood Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1990-76, as amended.

South side of Dixon Road, On Acme Crescent

On these lands the following by-law prevails, being former City of Etobicoke by-law 1994-123, as amended.

South side of Earldown Drive, and West of Willowridge Road

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1333 and 3765, as amended.

South side of Evans Avenue, East of Gair Drive

On these lands the following by-law prevails, being former City of Etobicoke by-law 14,809, as amended.

South Side of Lake Shore Boulevard West, Across from Louisa Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1995-237, as amended.

South Side of Lake Shore Boulevard, Between Thirteenth Street and Twelfth Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1984-87, as amended.

South Side of Old Mill Road, Between Bloor Street West and Humber Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1986-1, as amended.

South Side of Swordbill Drive, South of Eglinton Avenue West

On these lands the following by-law prevails, being former City of Etobicoke by-law 12,950, as amended.

South Side of the Queensway, North of Beaverdale Road, Between Grand Avenue and Mimico Creek

On these lands the following by-law prevails, being former City of Etobicoke by-law 1992-169, as amended.

Southeast Corner of Albion Road and Armel Court

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1978-35, 1978-36, and 1978-254, as amended.

Southeast Corner of Albion Road and Kipling Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 14,642, as amended.

Southeast Corner of Bloor Street West and Old Mill Terrace

On these lands the following by-law prevails, being former City of Etobicoke by-law 1994-196, as amended.

Southeast Corner of Finch Avenue West and Highway 27

On these lands the following by-law prevails, being former City of Etobicoke by-law 1978-154, as amended.

Southeast Corner of Finch Avenue West and Humber College Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1978-183, as amended.

Southeast Corner of Irwin Road and Islington Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 2857, as amended.

Southeast Corner of Kipling Avenue and Widdicombe Hill

On these lands the following by-law prevails, being former City of Etobicoke by-law 1996-115, as amended.

Southwest Corner of Birchview Boulevard and Royal York Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-133, as amended.

Southwest Corner of Clement Road and Kipling Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 1978-226 and 1990-98, as amended.

Southwest Corner of Finch Avenue West and Humber College Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1996-207, as amended.

Southwest Corner of Irwin Road and Albion Road

On these lands the following by-laws prevail, being former City of Etobicoke by-laws 3065 and 3066, as amended.

Southwest Corner of Islington Avenue and Bergamot Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 3688, as amended.

Southwest Corner of Leduc Drive and Islington Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 9005, as amended.

Southwest Corner of Martin Grove Road and Silverstone Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 14,869, as amended.

Southwest Corner of Martin Grove Road and Steeles Avenue West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-258, as amended.

Southwest Corner of Royal York Road and Newcastle Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1437, as amended.

Southwest Corner of Scarlett Road and Eglinton Avenue West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1993-56, as amended.

Southwest Corner of Scarlett Road and La Rose Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 1223, as amended.

Southwest Corner of Scarlett Road and Littoral Place

On these lands the following by-law prevails, being former City of Etobicoke by-law 1979-262, as amended.

Southwest Corner of Shendale Drive and Albion Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 13,088, as amended.

Summerhill Road, Esat of Lake Shore Boulevard

On these lands the following by-law prevails, being former City of Etobicoke by-law 1986-157, as amended.

The Queensway (South side) east of the East Mall

On these lands the following by-law prevails, being former City of Etobicoke by-law 1980-273, as amended.

View Green Crescent

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1989-78 and 1997-188, as amended.

W corner of Royal Crest Road and Martin Grove

On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 14068 and 1989-90.

West of Groverdale Crescent, East of The West Mall, Between Rathburn Road and Ulverston Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 12,428 and 12001, as amended.

West of Municipal Drive, Between Rathburn Road and The West Mall

On these lands the following by-laws prevail, being former City of Etobicoke by-law 810 and 1989-49, as amended.

West of Municipal Drive, East of The West Mall, Between Rathburn Raod and Burnhamthorpe Road

On these lands the following by-laws prevail, being former City of Etobicoke by-law 807,839, 3835, and 1625, as amended.

West of Scarlett Road, South of Richview Side Road, and North of Eglinton Avenue

On these lands the following by-laws prevail, being former City of Etobicoke by-law 702 and 2014, as amended.

West of Stephen Drive, Between Cannon Road and Waniska Avenue

On these lands the following by-law prevails, being former City of Etobicoke by-law 4164, as amended.

West of the Mimico Creek, Between Brussels Street and Dalesford Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-13, as amended.

West side of Grand Avenue, Between Oxford Street and Manitoba Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1994-12, as amended.

West Side of Grand Avenue, Between Oxford Street and Manitoba Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1994-12, as amended.

West side of Highway 27, South of Eva Road

On these lands the following by-laws prevail, being former City of Etobicoke by-law 936, as amended.

West Side of Humber Boulevard, South of Old Mill Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1987-181, as amended.

West Side of Mill Road, North of Burnhamthorpe Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1993-84, as amended.

West Side of Mimico Creek, Between Brussels Street and Dalesford Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-13, as amended.

West side of Parklawn Road, South of Lakeshore Boulevard West

On these lands the following by-law prevails, being former City of Etobicoke by-law 1988-116, as amended.

West side of Renforth Drive on Lafferty Street

On these lands the following by-law prevails, being former City of Etobicoke by-law 1980-140, as amended.

West Side of Sheldon Avenue, East of Brown's Line

On these lands the following by-law prevails, being former City of Etobicoke by-law 1981-155, as amended.

West Side of the East Mall, At Capri Road

On these lands the following by-laws prevail, being former City of Etobicoke by-law 1079 and 4100, as amended.

West Side of the East Mall, Between Valhalla Inn Road and Gibbs Road

On these lands the following by-law prevails, being former City of Etobicoke by-law 1997-156, as amended.

West Side of The West Mall, Between the North Queen Street Road Allowance and The Hydro Corridor

On these lands the following by-law prevails, being former City of Etobicoke by-law 1983-31, as amended.

950.30 Former City of North York

950.30.1 North York Zoning By-law 7625

1 Chedington Place

On these lands the following by-law prevails, being City of North York by-law 30509, as amended.

1 Concorde Place

On these lands the following by-laws prevail, being City of North York by-laws 14863, 28211, 28241, 28453, and 31172, as amended.

1 Post Road

On these lands the following by-law prevails, being City of North York by-law 30765, as amended.

1 York Gate Boulevard

On these lands the following by-laws prevail, being City of North York by-laws 30200 and 30205, as amended.

10 Centre Avenue

On these lands the following by-law prevails, being City of North York by-law 30553, as amended.

10 Eddystone Avenue

On these lands the following by-law prevails, being City of North York by-law 22685, as amended.

10 Fairholm Avenue

On these lands the following by-law prevails, being City of North York by-law 31616, as amended.

10 Kenneth Avenue

On these lands the following by-laws prevail, being City of North York by-laws 28182, 29398, and 30208, as amended.

10 Prue Avenue

On these lands the following by-law prevails, being City of North York by-law 26370, as amended.

10 San Romanoway

On these lands the following by-law prevails, being City of North York by-law 22575, as amended.

100 Canyon Avenue

On these lands the following by-law prevails, being City of North York by-law 24357 as amended.

100 Doris Avenue

On these lands the following by-law prevails, being City of North York by-law 31612, as amended.

1021 Wilson Avenue

On these lands the following by-laws prevail, being City of North York by-law 22295 and 29648, as amended.

10-36 York Mills Avenue

On these lands the following by-laws prevail, being City of North York by-law 29896, 30943 and 32026, as amended.

105 Rowena Drive

On these lands the following by-law prevails, being City of North York by-laws 21147 and 21247, as amended.

1075, 1077, 1083, 1087, 1091 and 1095 Leslie Street

On these lands the following by-laws prevail, being City of North York by-laws 19147 and 14473, as amended.

11 Richelieu Road

On these lands the following by-law prevails, being City of North York by-law 29939, as amended.

110 Willowdale Avenue

On these lands the following by-law prevails, being City of North York by-law 30267, as amended.

1110 Don Mills Road

On these lands the following by-law prevails, being City of North York by-law 32230, as amended.

1137-1147 Lawrence Avenue West

On these lands the following by-law prevails, being City of North York by-law 8837, as amended.

1-19 Wilmington Avenue (east side only), 816-836 Sheppard Avenue West (north side only), and 173-187 Cocksfield Avenue (south side only)

On these lands the following by-law prevails, being City of North York by-law 8523, as amended.

12 Goldfinch Court

On these lands the following by-law prevails, being City of North York by-law 20634, as amended.

120, 122 Overbrook Place, and 219-243 Wilmington Avenue (east side only)

On these lands the following by-law prevails, being City of North York by-law 29714, as amended.

121 Sheppard Avenue East

On these lands the following by-law prevails, being City of North York by-law 32985, as amended.

125 Neptune Drive

On these lands the following by-law prevails, being City of North York by-law 25204, as amended.

127 and 129 Willowdale Avenue

On these lands the following by-law prevails, being City of North York by-law 30267, as amended.

1-3 Doncliff Place

On these lands the following by-law prevails, being City of North York by-law 30231, as amended.

131-137 Beecroft Road

On these lands the following by-law prevails, being City of North York by-law 28545, as amended.

1338-1360 York Mills Road

On these lands the following by-laws prevail, being City of North York by-laws 22039 and 29893, as amended.

137 Willowdale Avenue

On these lands the following by-law prevails, being City of North York by-law 30267, as amended.

1400 Victoria Park Avenue

On these lands the following by-law prevails, being City of North York by-law 22170, as amended.

1410 Victoria Park Avenue

On these lands the following by-laws prevail, being City of North York by-law 27074 and 27289, as amended.

14-20 Carluke Crescent

On these lands the following by-laws prevail, being City of North York by-laws 18688, 18910, and 18862, as amended.

1440 and 1442 Lawrence Avenue West

On these lands the following by-law prevails, being City of North York by-law 19519, as amended.

1445 Wilson Avenue

On these lands the following by-law prevails, being City of North York by-law 26455, as amended.

146-152 and 160-164B Edmonton Drive

On these lands the following by-law prevails, being City of North York by-law 25208, as amended.

15 Brookbanks Drive

On these lands the following by-law prevails, being City of North York by-law 32737, as amended.

15 Hove Street

On these lands the following by-law prevails, being City of North York by-law 20856, as amended.

150 Bartley Drive (July 9, 1997)

On these lands the following by-law prevails, being City of North York by-law 33034, as amended.

150 Wynford Drive

On these lands the following by-laws prevail, being City of North York by-laws 21054 and 32641, as amended.

15-25 Canyon Avenue

On these lands the following by-laws prevail, being City of North York by-laws 18156 and 32737, as amended.

1539 Jane Street

On these lands the following by-laws prevail, being City of North York by-laws 21873 and 32641, as amended.

1544-1552 Jane St

On these lands the following by-law prevails, being former City of North York by-law 28931, as amended.

1555 Avenue Road

On these lands the following by-law prevails, being City of North York by-law 26595, as amended.

1575 Lawrence Avenue West

On these lands the following by-law prevails, being City of North York by-law 32573, as amended.

1577 Lawrence Avenue West

On these lands the following by-laws prevail, being City of North York by-laws 19340 and 19369, as amended.

158, 160 and 162 Willowdale Avenue

On these lands the following by-law prevails, being City of North York by-law 30267, as amended.

1587 Jane Street

On these lands the following by-laws prevail, being City of North York by-laws 26819 and 32641, as amended.

1593-1615 Wilson Avenue

On these lands the following by-laws prevail, being City of North York by-laws 31984 and 27290, as amended.

160-200 Chalkfarm Drive

On these lands the following by-laws prevail, being City of North York by-laws 25477 and 22135, as amended.

1617 Lawrence Avenue West

On these lands the following by-law prevails, being City of North York by-law 29894, as amended.

1618-1720 Wilson Avenue (north side only)

On these lands the following by-laws prevail, being City of North York by-laws 8196 and 9803, as amended.

1630 Lawrence Avenue West

On these lands the following by-law prevails, being City of North York by-law 31448, as amended.

1635 Lawrence Avenue West

On these lands the following by-law prevails, being City of North York by-law 30233, as amended.

164 Willowdale Avenue

On these lands the following by-law prevails, being City of North York by-law 30267, as amended.

1675 Jane Street

On these lands the following by-law prevails, being City of North York by-law 334-1998, as amended.

1677 O'Connor Drive

On these lands the following by-laws prevail, being City of North York by-laws 28253, 32641 and 32737, as amended

1684 Victoria Park Avenue

On these lands the following by-law prevails, being City of North York by-law 28926, as amended.

1686, 1700, 1720, and 1730 Eglinton Avenue East

On these lands the following by-law prevails, being City of North York by-law 32207, as amended.

1721 Jane Street

On these lands the following by-law prevails, being City of North York by-law 495-1998, as amended.

174, 176, and 178 Willowdale Avenue

On these lands the following by-law prevails, being City of North York by-law 27211, as amended.

1747-1755 Jane Street

On these lands the following by-laws prevail, being City of North York by-laws 22099 and 21708, as amended.

175 Grenoble Drive

On these lands the following by-laws prevail, being City of North York by-law 23063 and 22255, as amended.

175 Willowdale Avenue

On these lands the following by-law prevails, being City of North York by-law 30555, as amended.

1759 Lawrence Avenue West

On these lands the following by-law prevails, being City of North York by-law 26855, as amended.

1770 Eglinton Avenue East

On these lands the following by-laws prevail, being City of North York by-laws 28107 and 26570, as amended.

1771R Jane Street

On these lands the following by-law prevails, being City of North York by-law 29938, as amended.

1779 Jane Street

On these lands the following by-law prevails, being City of North York by-law 29650, as amended.

1780 Victoria Park Avenue

On these lands the following by-law prevails, being City of North York by-law 21502, as amended.

179, and 181 Willowdale Avenue

On these lands the following by-laws prevail, being City of North York by-laws 27120 and 27733, as amended.

18 Hillcrest Avenue

On these lands the following by-law prevails, being City of North York by-law 32850, as amended.

18 Sommerset Way and 88 Grandview Way

On these lands the following by-laws prevail, being City of North York by-laws 32071 and 32707, as amended.

1800 O'Connor Drive

On these lands the following by-law prevails, being City of North York by-law 32801, as amended.

1801 O'Connor Drive

On these lands the following by-law prevails, being City of North York by-law 25740, as amended.

1826-1828 O'Connor Drive

On these lands the following by-law prevails, being City of North York by-law 30598, as amended.

1840 Bayview Avenue

On these lands the following by-laws prevail, being City of North York by-law 22296, 32641 and 32737, as amended.

1840 Victoria Park Avenue

On these lands the following by-law prevails, being City of North York by-laws 18745 and 19826, as amended.

1877 Jane Street

On these lands the following by-laws prevail, being City of North York by-laws 26683 and 27259, as amended.

1881 Steeles Avenue West

On these lands the following by-law prevails, being City of North York by-law 28482, as amended.

190 and 200 Exbury Road

On these lands the following by-laws prevail, being City of North York by-laws 20923, 24307, and 26337, as amended.

1900 Sheppard Avenue East

On these lands the following by-laws prevail, being City of North York by-laws 22077 and 22616, as amended.

1901 Jane Street

On these lands the following by-law prevails, being City of North York by-law 30946, as amended.

193 Wilson Avenue

On these lands the following by-laws prevail, being City of North York by-laws 27814 and 21836, as amended.

1947-2013 Finch Avenue West (south side only) and 3900 Jane Street

On these lands the following by-law prevails, being City of North York by-law 23457, as amended.

199 Upper Canada Drive

On these lands the following by-law prevails, being City of North York by-law 18688, as amended.

2 Cuffley Crescent South

On these lands the following by-laws prevail, being City of North York by-laws 15245, 32077, and 32737 as amended.

20 Sanderling Place

On these lands the following by-law prevails, being City of North York by-law 30407, as amended.

20 Sheppard Avenue West

On these lands the following by-laws prevail, being City of North York by-laws 31277, and 31897, as amended.

2000-2012 Sheppard Avenue West and 2600 Jane Street

On these lands the following by-law prevails, being City of North York by-law 21017, as amended.

2024 Cotton Downway

On these lands the following by-law prevails, being City of North York by-law 25972, as amended.

205 Wynford Drive

On these lands the following by-laws prevail, being City of North York by-laws 28394 and 28643, as amended.

2065 Finch Avenue West

On these lands the following by-laws prevail, being City of North York by-laws 21425, and 24694, as amended.

210 Brookbanks Drive

On these lands the following by-law prevails, being City of North York by-law 21580, as amended.

215 The Donway West

On these lands the following by-law prevails, being City of North York by-law 29075, as amended.

2151 Jane Street

On these lands the following by-laws prevail, being City of North York by-law 216068, 17174, 31984 and 32077, as amended.

22 Elkhorn Drive

On these lands the following by-law prevails, being City of North York by-law 28554, as amended.

2200 Avenue Road

On these lands the following by-law prevails, being City of North York by-law 21681, as amended.

2205 and 2207 Jane Street

On these lands the following by-laws prevail, being City of North York by-law 29501, as amended.

2214 Keele Street

On these lands the following by-laws prevail, being City of North York by-laws 31347 and 31509, as amended.

2328 Keele Street

On these lands the following by-law prevails, being City of North York by-law 30816, as amended.

233 Beecroft Road

On these lands the following by-law prevails, being City of North York by-law 31237, as amended.

235 Brookbanks Drive

On these lands the following by-law prevails, being City of North York by-laws 14249 and 32077, as amended.

2350 Bayview Avenue (The Granite Club)

On these lands the following by-law prevails, being City of North York by-law 32166, as amended.

238 Doris Avenue

On these lands the following by-law prevails, being City of North York by-law 32208, as amended.

2395 Bayview Avenue

On these lands the following by-law prevails, being City of North York by-law 26788, as amended.

24 Privet Road

On these lands the following by-law prevails, being City of North York by-law 31674, as amended.

24 to 36 The Bridle Path (even)

On these lands the following by-law prevails, being City of North York by-law 11577, as amended.
2415 Jane Street
On these lands the following by-law prevails, being City of North York by-law 22343, as amended.
2451, 2543 Finch Avenue West
On these lands the following by-law prevails, being City of North York by-law 20976, as amended.
25 Parkway Forest Drive
On these lands the following by-law prevails, being City of North York by-law 21769, as amended.
25 Parkway Forest Drive, and East side of Parkway Forest Drive Between Nebula Starway and Corvus Starway
On these lands the following by-law prevails, being City of North York by-law 21769, as amended.
2-50 Boneset Road, 1-46 Clematis Road and 2-71 Snapdragon Drive
On these lands the following by-law prevails, being City of North York by-law 26360, as amended.
250 Sheppard Avenue East
On these lands the following by-law prevails, being City of North York by-law 30398, as amended.
2500 Keele Street
On these lands the following by-law prevails, being City of North York by-law 17531, as amended.
2510-2592 Finch Avenue West (north side only)
On these lands the following by-law prevails, being City of North York by-law 23394, as amended.
254-270 Wilson Avenue (north side only)
On these lands the following by-law prevails, being City of North York by-law 13791, as amended.
258 Sheppard Avenue East, 259, 263X, 265X, and 271X Maplehurst Avenue
On these lands the following by-laws prevail, being City of North York by-laws 30281, and 30267, as amended.
2645 Jane Street
On these lands the following by-law prevails, being City of North York by-law 25538, as amended.
265 Queens Drive
On these lands the following by-law prevails, being City of North York by-law 19530, as amended.
2737 Keele Street
On these lands the following by-laws prevail, being City of North York by-laws 24667 and 28127, as amended.
2740 Jane Street
On these lands the following by-law prevails, being City of North York by-law 22102, as amended.
2749 Dufferin Street
On these lands the following by-laws prevail, being City of North York by-law 23297, 31984 and 33092, as amended.
2750 Jane Street
On these lands the following by-law prevails, being City of North York by-law 2999, as amended.
2784 Keele Street
On these lands the following by-law prevails, being City of North York by-law 29641, as amended.
2794 Dufferin Street
On these lands the following by-laws prevail, being City of North York by-law 23236, 31984 and 33092, as amended.
2-8 and 14-20 Flemington Road
On these lands the following by-laws prevail, being City of North York by-laws 12073 and 12130, as amended.
28 Drewry Avenue

On these lands the following by-laws prevail, being City of North York by-laws 29058, and 29242, as amended.
28 Hollywood Avenue
On these lands the following by-laws prevail, being City of North York by-laws 30706 and 31211, as amended.
28 Sommerset Way and 20-825 Grandview Way
On these lands the following by-laws prevail, being City of North York by-laws 32273 and 32707, as amended.
280 Sheppard Avenue East
On these lands the following by-law prevails, being City of North York by-law 29277, as amended.
2801-2811 Keele Street
On these lands the following by-laws prevail, being City of North York by-law 32526,32737 and 33091, as amended.
2801-2811 Keele Street
On these lands the following by-laws prevail, being City of North York by-law 32526, 32737 and 33091, as amended.
2817 Keele Street
On these lands the following by-law prevails, being City of North York by-law 28932, as amended.
2819 Keele Street
On these lands the following by-law prevails, being City of North York by-law 30982, as amended.
2821 Keele Street
On these lands the following by-law prevails, being City of North York by-law 29167, as amended.
2823 Keele Street
On these lands the following by-law prevails, being City of North York by-law 30983, as amended.
2825 and 2835 Islington Avenue
On these lands the following by-law prevails, being City of North York by-law 20362, as amended.
2829-2833 Dufferin Street
On these lands the following by-law prevails, being City of North York by-law 33078, as amended.
2830 Keele Street
On these lands the following by-law prevails, being City of North York by-law 28535, as amended.
2833 Dufferin Street
On these lands the following by-law prevails, being City of North York by-law 33078, as amended.
2881 Keele Street
On these lands the following by-laws prevail, being City of North York by-laws 29926, 32641 and 32737, as amended.
2882-2885 Dufferin Street and 409 Glen Park Avenue
On these lands the following by-law prevails, being City of North York by-law 33053, as amended.
2891 Islington Avenue
On these lands the following by-law prevails, being City of North York by-law 25629, as amended.
2929 Bathurst Street
On these lands the following by-law prevails, being City of North York by-law 21552, as amended.
2930-2934 Islington Avenue (west side only)
On these lands the following by-laws prevail, being City of North York by-laws 15532, 27479, and 30128, as amended.
2958-2962 Islington Avenue (west side only)

On these lands the following by-law prevails, being City of North York by-law 28559, as amended.
2960 Dufferin Street
On these lands the following by-law prevails, being City of North York by-law 33016, as amended.
2964 Islington Avenue
On these lands the following by-law prevails, being City of North York by-law 30867, as amended.
2970 Jane Street
On these lands the following by-law prevails, being City of North York by-law 23457, as amended.
2974 Islington Avenue
On these lands the following by-laws prevail, being City of North York by-laws 29870, and 27298, as amended.
298 Queens Drive
On these lands the following by-law prevails, being City of North York by-law 31012, as amended.
2980 Islington Avenue
On these lands the following by-laws prevail, being City of North York by-laws 26964, 27194, and 28561, as amended.
2999 Jane Street
On these lands the following by-law prevails, being City of North York by-law 19780, as amended.
30 Drewry Avenue
On these lands the following by-law prevails being City of North York by-law 25705, as amended.
30 Greenfield Avenue
On these lands the following by-laws prevail, being City of North York by-laws 30076 and 31507, as amended.
3000 Bathurst Street
On these lands the following by-laws prevail, being City of North York by-laws 27269 and 27144, as amended.
3000 Dufferin Street
On these lands the following by-laws prevail, being City of North York by-laws 20495 and 20462, as amended.
3022 Dufferin Street
On these lands the following by-law prevails, being City of North York by-law 22713, as amended.
303 Queens Drive
On these lands the following by-law prevails, being City of North York by-law 23702, as amended.
306 Finch Avenue East
On these lands the following by-law prevails, being City of North York by-law 20746, as amended.
3083-3089 Dufferin Street
On these lands the following by-law prevails, being City of North York by-law 16449, as amended.
3101 Weston Road
On these lands the following by-law prevails, being City of North York by-law 27624, as amended.
3171 Bathurst Street
On these lands the following by-laws prevail, being City of North York by-laws 12191 and 32077, as amended.
3174 Bathurst Street
On these lands the following by-law prevails, being City of North York by-law 28007, as amended.
3200 Bayview Avenue
On these lands the following by-law prevails, being City of North York by-law 26840, as amended.
3227 Weston Road

On these lands the following by-law prevails, being City of North York by-law 12915, as amended.

3253-3257 Bathurst Street

On these lands the following by-laws prevail, being City of North York by-laws 17272, 32077, and 32737, as amended.

326 to 336 Glengarry Avenue

On these lands the following by-law prevails, being City of North York by-law 31426, as amended.

3270 Bathurst Street

On these lands the following by-law prevails, being City of North York by-law 29426, as amended.

3284-3344 Keele St

On these lands the following by-law prevails, being former City of North York by-law 8906, as amended.

33 Elmhurst Avenue

On these lands the following by-laws prevail, being City of North York by-laws 27569 and 27828, as amended.

33 Overland Drive

On these lands the following by-laws prevail, being City of North York by-laws 22378 and 26280 , as amended.

3309 Dufferin Street

On these lands the following by-laws prevail, being City of North York by-law 32107 and 32737, as amended.

3320 Dufferin Street

On these lands the following by-law prevails, being City of North York by-law 24472, as amended.

338 and 340 Wilson Avenue

On these lands the following by-law prevails, being City of North York by-law 32075, as amended.

3388 Bathurst Street

On these lands the following by-law prevails, being City of North York by-law 15796 and 32077, as amended.

3401 Dufferin Street and 1 Yorkdale Road

On these lands the following by-laws prevail, being City of North York by-law 32697 and 32737, as amended.

3415-3499 Weston Road (east side only) and 2345 Finch Avenue West

On these lands the following by-law prevail, being City of North York by-law 22926, as amended.

35 Parkhome Avenue

On these lands the following by-laws prevail, being City of North York by-laws 23089 and 23407, as amended.

3500 Dufferin Street

On these lands the following by-law prevails, being City of North York by-law 23533, as amended.

36 Empress Avenue

On these lands the following by-law prevails, being City of North York by-law 32850, as amended.

36 Finch Avenue East

On these lands the following by-law prevails, being City of North York by-law 33105, as amended.

360 Lesmill Road

On these lands the following by-law prevails, being City of North York by-law 31523, as amended.

3600-3800 Yonge Street

On these lands the following by-law prevails, being City of North York by-law 27625, as amended.

3630 Bathurst Street

On these lands the following by-law prevails, being City of North York by-law 32000, as amended.

3636 Bathurst Street

On these lands the following by-law prevails, being City of North York by-law 24428, as amended.

365 Grandravine Drive

On these lands the following by-law prevails, being City of North York by-law 22688, as amended.

3670 Dufferin and 620 Wilson Avenue

On these lands the following by-law prevails, being City of North York by-law 24666, as amended.

3680 Keele Street

On these lands the following by-law prevails, being City of North York by-law 22171, as amended.

3687 and 3693 Dufferin Street

On these lands the following by-laws prevail, being City of North York by-law 33032 and 33092, as amended.

3690 Bathurst Street

On these lands the following by-laws prevail, being City of North York by-laws 18223 and 32077, as amended.

3705 Bathurst Street

On these lands the following by-law prevails, being City of North York by-law 27966, as amended.

3710 Keele Street

On these lands the following by-law prevails, being City of North York by-law 23112, as amended.

37-53 Bartley Drive

On these lands the following by-law prevails, being City of North York by-law 30767, as amended.

3855-3985 Jane Street (east side only) and 1831-1895 Finch Avenue West (south side)

On these lands the following by-laws prevail, being City of North York by-laws 15421, 18828, and 22918, as amended.

386 Sheppard Avenue East

On these lands the following by-laws prevail, being City of North York by-laws 32336 and 32412, as amended.

3885 Yonge Street

On these lands the following by-law prevails, being City of North York by-law 33023, as amended.

3900 Yonge Street

On these lands the following by-laws prevail, being City of North York by-laws 27017 and 27417, as amended.

396 Hillmount Avenue

On these lands the following by-law prevails, being City of North York by-law 33078, as amended.

40 Beverly Hills Drive

On these lands the following by-laws prevail, being City of North York by-law 31984, 27290 and 26560, as amended.

40 Sunny Glen Way

On these lands the following by-laws prevail, being City of North York by-laws 23063, 22255, 26936, and 27549, as amended.

4000 Yonge Street

On these lands the following by-laws prevail, being City of North York by-laws 17175 and 32077, as amended.

4100-4150 Yonge Street

On these lands the following by-laws prevail, being City of North York by-law 28362, 29015, 32474 and 32737, as amended.

4141 Yonge Street

On these lands the following by-laws prevail, being City of North York by-law 30587, as amended.

4150 Jane Street

On these lands the following by-law prevails, being City of North York by-law 28693, as amended.

4155 Yonge Street

On these lands the following by-laws prevail, being City of North York by-laws 30952, 31095, and 32671, as amended.

42 Playfair Avenue

On these lands the following by-laws prevail, being City of North York by-laws 25537 and 26552, as amended.

4211 Yonge Street

On these lands the following by-laws prevail, being City of North York by-law 27972, as amended.

422 Willowdale Avenue

On these lands the following by-law prevails, being City of North York by-law 31289, as amended.

4384 Bathurst Street

On these lands the following by-laws prevail, being City of North York by-laws 1136, 18598, 18757, and 21779, as amended.

4384 Bathurst Street

On these lands the following by-laws prevail, being City of North York by-laws 1136, 18598, 18757, and 21779, as amended.

44 Valley Woods Road

On these lands the following by-law prevails, being City of North York by-law 19951, as amended.

4401 Bathurst Street, 548-568 Sheppard Avenue West (north side only)

On these lands the following by-law prevails, being City of North York by-law 7956, as amended.

4455 Bathurst Street

On these lands the following by-law prevails, being City of North York by-law 26603, as amended.

45 Sunrise Avenue

On these lands the following by-laws prevail, being City of North York by-laws 25937 and 26244, as amended.

4700-4734 Jane Street

On these lands the following by-law prevails, being City of North York by-law 10926, as amended.

490-534 Lawrence Avenue West and 2,8 and 20 Covington Road

On these lands the following by-law prevails, being City of North York by-law 31245, as amended.

491 Lawrence Avenue West

On these lands the following by-law prevails, being City of North York by-law 1129, as amended.

495 Wilson Avenue

On these lands the following by-laws prevail, being City of North York by-laws 32091, 32737 and 33091, as amended.

5 & 10 Parkway Forest Drive and 20 Forest Manor Road

On these lands the following by-law prevails, being City of North York by-law 21769, as amended.

5 Frith Road

On these lands the following by-law prevails, being City of North York by-law 22075, as amended.

5 Nipigon Avenue

On these lands the following by-law prevails, being City of North York by-law 31610, as amended.

5 Shady Golf Way

On these lands the following by-laws prevail, being City of North York by-laws 23874, 28644, 23063, and 22255, as amended.

500 Glencairn Avenue

On these lands the following by-law prevails, being City of North York by-law 30492, as amended.
500-510 Trethewey Drive
On these lands the following by-law prevails, being City of North York by-law 31619, as amended.
525 Lawrence Avenue West
On these lands the following by-law prevails, being City of North York by-law 31616, as amended.
5-25 San Romanoway
On these lands the following by-law prevails, being former City of North York by-law 22575, as amended.
5430-5444 Yonge Street
On these lands the following by-laws prevail, being City of North York by-laws 28207 and 28925, as amended.
5460 Yonge Street
On these lands the following by-law prevails, being City of North York by-law 28490, as amended.
550 Trethewey Drive
On these lands the following by-law prevails, being City of North York by-law 31619, as amended.
551 Finch Avenue East
On these lands the following by-law prevails, being City of North York by-law 31540, as amended.
569 Sheppard Avenue West and 4383 Bathurst Street
On these lands the following by-law prevails, being former City of North York by-law 17160, as amended.
58 Three Valley Drive
On these lands the following by-law prevails, being City of North York by-law 32641, as amended.
5924, 5926 Yonge Street and 20 Drewry Avenue
On these lands the following by-law prevail, being City of North York by-law 19718, as amended.
6000 Yonge Street
On these lands the following by-law prevails, being City of North York by-law 20879, as amended.
601-615 Finch Avenue West
On these lands the following by-law prevails, being City of North York by-law 18889, as amended.
6091 and 6101 Bathurst Street
On these lands the following by-law prevails, being City of North York by-law 28621, as amended.
61 Beverly Hills Drive
On these lands the following by-laws prevail, being City of North York by-law 32379, 32737 and 33016, as amended.
6125 Yonge Street
On these lands the following by-laws prevail, being City of North York by-laws 18758, 18840, and 22866, as amended.
6150 Yonge Street
On these lands the following by-laws prevail, being City of North York by-laws 28158, and 33016, as amended.
6200 and 6250 Bathurst Street
On these lands the following by-laws prevail, being City of North York by-laws 23282 and 27913, as amended.
6212-6600 Yonge Street (west side only)
On these lands the following by-law prevails, being City of North York by-law 29501, as amended.
623 and 625 Finch Avenue West
On these lands the following by-law prevails, being City of North York by-law 30470, as amended.
629 Sheppard Avenue West

On these lands the following by-law prevails, being City of North York by-laws 31415, as amended.

6301-6321 Yonge Street (east side only)

On these lands the following by-law prevails, being City of North York by-law 22588, as amended.

640-644 Sheppard Avenue East

On these lands the following by-law prevails, being City of North York by-law 21899, as amended.

65 Doris Avenue

On these lands the following by-law prevails, being City of North York by-law 28447, as amended.

650-680 Sheppard Avenue East (north side only)

On these lands the following by-law prevails, being City of North York by-law 11770, as amended.

66M-2153, 66M-2155, 66M-2174, 66M-2185, 66M-2194, 66M-2196, 66M-2207, 66M-2226,

On these lands the following by-law prevails, being City of North York by-law 30460, as amended.

690-716 Sheppard Avenue East

On these lands the following by-law prevails, being City of North York by-law 12078, as amended.

7 Steeles Avenue East

On these lands the following by-laws prevail, being City of North York by-laws 29032, and 30206, as amended.

700 Lawrence Avenue West

On these lands the following by-laws prevail, being City of North York by-law 15726, 29501 and 31984, as amended.

705 Don Mills Road

On these lands the following by-law prevails, being City of North York by-law 30963, as amended.

710 and 720 Trethewey Drive

On these lands the following by-law prevails, being City of North York by-law 23835, as amended.

7-11 Arleta Avenue

On these lands the following by-laws prevail, being City of North York by-laws 23193 and 27826, as amended.

715 Don Mills Road

On these lands the following by-laws prevail, being City of North York by-laws 23063 and 22255, as amended.

723 Lawrence Avenue West

On these lands the following by-law prevails, being City of North York by-law 30243, as amended.

75 and 95 Havenbrook Boulevard

On these lands the following by-law prevails, being City of North York by-law 20443, as amended.

75 Driftwood Avenue

On these lands the following by-laws prevail, being City of North York by-laws 16462 and 19780, as amended.

75 Pavan Linkway

On these lands the following by-laws prevail, being City of North York by-laws 23395, 23063, and 22255, as amended.

75 York Mills Road

On these lands the following by-law prevails, being City of North York by-law 31788, as amended.

750 Wilson Heights

On these lands the following by-law prevails, being City of North York by-law 31594, as amended.

77 Finch Avenue East

On these lands the following by-laws prevail, being City of North York by-laws 28719 and 29308, as amended.

80 and 82 Finch Avenue West

On these lands the following by-laws prevail, being City of North York by-laws 32564 and 32737, as amended.

812 Wilson Avenue

On these lands the following by-laws prevail, being City of North York by-law 12373 and 32077, as amended.

83 Parkwoods Village Drive

On these lands the following by-laws prevail, being City of North York by-laws 32474 and 31841, as amended.

87 Stormont Avenue

On these lands the following by-law prevails, being City of North York by-law 27597, as amended.

901 Lawrence Avenue East

On these lands the following by-laws prevail, being City of North York by-laws 30894, 27213, and 27162, as amended.

905, 907 Don Mills Rd

On these lands the following by-law prevails, being former City of North York by-law 31574, as amended.

939 Lawrence Avenue East

On these lands the following by-law prevails, being City of North York by-law 32699, as amended.

940 Caledonia Road

On these lands the following by-laws prevail, being City of North York by-laws 24306 and 22843, as amended.

940 Sheppard Avenue West

On these lands the following by-law prevails, being City of North York by-law 28860, as amended.

946 Lawrence Avenue East

On these lands the following by-laws prevail, being City of North York by-laws 29075, 31617, and 32063, as amended.

968 Wilson Avenue

On these lands the following by-law prevails, being City of North York by-law 30331, as amended.

97-111 Cactus Avenue (East side) and 21-34 Paschal Court

On these lands the following by-law prevails, being City of North York by-law 25358, as amended.

Bards Walkway and Poets Walkway

On these lands the following by-law prevails, being City of North York by-law 25970, as amended.

Bathurst Street and Lawrence Avenue West (South West Corner)

On these lands the following by-law prevails, being City of North York by-law 30674, as amended.

Blairville Road

On these lands the following by-law prevails, being City of North York by-law 27427, as amended.

Centre Avenue, Part Lot 7, Registered Plan 3475

On these lands the following by-law prevails, being City of North York by-law 30553, as amended.

Chiswell Crescent and Leadenhall Road

On these lands the following by-law prevails, being City of North York by-laws 26483, 27416, and 27456, as amended.

Downsview Airport and Vicinity

In the area, south of Steeles Avenue, east of Black Creek, north of Eglinton Avenue West and west of the West Don River, the following prevails: Schedule 'D' Airport Hazard Map from by-law 7625.

East End of Conacher Avenue and Wideford Place

On these lands the following by-law prevails, being City of North York by-law 29541, as amended.

East Side of Blairville Road

On these lands the following by-law prevails, being City of North York by-law 30967, as amended.

Farm Green Way

On these lands the following by-law prevails, being City of North York by-law 25233, as amended.

Grengrove Avenue and Bathurst Street (South West Corner)

On these lands the following by-law prevails, being City of North York by-law 24418, as amended.

Holcolm Road and Santa Barbara Road, East of Tomworth Road

On these lands the following by-law prevails, being City of North York by-law 32737, as amended.

James Foxway, at Bayview Avenue

On these lands the following by-law prevails, being City of North York by-law 24471, as amended.

Lands between Wilson Heights Blvd, Fayewood Blvd and Reiner Road

On these lands the following by-law prevails, being City of North York by-law 30540, as amended.

Lands bounded by Millwick Drive, San Antonio Way, Satterly Road, and Islington Avenue

On these lands the following by-laws prevail, being City of North York by-laws 17672, 26034, and 27089, as amended.

Lands Bounded by Queenslea Avenue, Rosemount Avenue, and the Former City of York Municipal Boundary

On these lands the following by-laws prevail, being City of North York by-laws 32863 and 33049, as amended.

Lands Generally Bounded by Shorham Drive, Jane Street and Driftwood Avenue

On these lands the following by-laws prevail, being City of North York by-law 21055, 21424, and 28650, as amended.

Lands south of #1-11 Patrick Boulevard and north of 2000-2088 Sheppard Avenue East

On these lands the following by-law prevails, being City of North York by-law 30102, as amended.

Laredo Court

On these lands the following by-law prevails, being City of North York by-law 30189, as amended.

Leafy Woodway

On these lands the following by-law prevails, being City of North York by-law 22211, as amended.

Lots 1 to 17 , Part of Block 'A', RP 2525, on Sorlyn Avenue

On these lands the following by-law prevails, being City of North York by-law 29907, as amended.

Lots 1 to 6, Weston Road

On these lands the following by-law prevails, being City of North York by-law 33077, as amended.

Mallingham Court

On these lands the following by-law prevails, being City of North York by-law 27217, as amended.

Meadow Lark Way

On these lands the following by-law prevails, being City of North York by-law 25741, as amended.

North side of Rory Road, Between Winsome Avenue and Brief Road

On these lands the following by-law prevails, being City of North York by-law 32341, as amended.

North side of Rory Road, East of Winsome Avenue

On these lands the following by-law prevails, being City of North York by-law 32341, as amended.

North York

On these lands the following By-law prevails, being City of North York By-law 30114, as amended.

North York

On these lands the following By-laws prevail, being City of North York By-laws: 29354 and 29188 as amended.

North York

On these lands the following By-law prevails, being City of North York By-law: 29944 as amended.

North York

On these lands the following By-laws prevail, being City of North York By-laws: 16295; 22689; and 29984, as amended.

Northeast Corner of Bathurst Avenue and Patricia Avenue

On these lands the following by-law prevails, being City of North York by-law 22076, as amended.

Northeast Corner of Bayview Avenue and Finch Avenue East

On these lands the following by-law prevails, being City of North York by-law 30481, as amended.

Northeast Corner of Don Mills Road and Skymark Drive, and 1700 Finch Avenue East

On these lands the following by-law prevails, being City of North York by-law 26431, as amended.

Northeast Corner of Lawrence Avenue and Bayview Avenue

On these lands the following by-law prevails, being City of North York by-law 22010, as amended.

Northeast Corner of Leslie Street and Lesmill Road

On these lands the following by-law prevails, being City of North York by-law 27075, as amended.

Northeast Corner of Leslie Street and Sheppard Avenue East

On these lands the following by-law prevails, being City of North York by-law 23585, as amended.

Northeast Corner of Sheppard Avenue West and Laura Road

On these lands the following by-law prevails, being City of North York by-law 24382, as amended.

Northeast of Maxwell Street and North of Coreydale Court

On these lands the following by-law prevails, being City of North York by-law 22974, as amended.

Northwest Corner of Bathurst Avenue and Reiner Avenue

On these lands the following by-law prevails, being City of North York by-law 29561, as amended.

Northwest Corner of Bayview Avenue and Fifeshire Road

On these lands the following by-law prevails, being City of North York by-law 28475, as amended.

Northwest Corner of Bayview Avenue and Parkview Avenue

On these lands the following by-law prevails, being City of North York by-law 31563, as amended.

Northwest Corner of Don Mills Road and Van Horne Avenue and 3080 Don Mills Road

On these lands the following by-law prevails, being City of North York by-law 32539, as amended.

Northwest Corner of Finch Avenue West and Driftwood Avenue

On these lands the following by-law prevails, being City of North York by-law 22575, as amended.

Northwest Corner of Finch Avenue West and Keele Street

On these lands the following by-law prevails, being City of North York by-law 22134, as amended.

Northwest Corner of Finch Avenue West and Signet Drive

On these lands the following by-law prevails, being City of North York by-law 29637, as amended.

Northwest Corner of Leslie Avenue and York Mills Road

On these lands the following by-law prevails, being City of North York by-law 23088, as amended.

Northwest Corner of Leslie Street and Black Willoway

On these lands the following by-law prevails, being City of North York by-law 23393, as amended.

Northwest Corner of Leslie Street and Finch Avenue East

On these lands the following by-law prevails, being City of North York by-law 20724, as amended.

Northwest Corner of Pemberton Avenue and Kenneth Avenue

On these lands the following by-laws prevail, being City of North York by-laws 30230 and 30292, as amended.

Part of lot 14, Concession 5, W.Y.S. and , Part of Lot 14, Concession 6, W.Y.S. Weston Road

On these lands the following by-law prevails, being City of North York by-law 33077, as amended.

Part of Lot 14, Concession 6, W.Y.S.

On these lands the following by-law prevails, being City of North York by-law 27587, as amended.

Part of Lot 15, Concession 6, W.Y.S.

On these lands the following by-law prevails, being City of North York by-law 27588, as amended.

Patrick Boulevard Parts 5 to 10 Reference plans 64R-11316REG and 66R-14887LT

On these lands the following by-law prevails, being City of North York by-law 30102, as amended.

Protea Gardens, North of Sheppard Avenue East

On these lands the following by-law prevails, being City of North York by-law 27425, as amended.

Red Maple Court, South of Elkhorn Drive

On these lands the following by-law prevails, being City of North York by-law 26504, as amended.

Ridley Boulevard, South of Wilson Avenue

On these lands the following by-laws prevail, being City of North York by-laws 30864, 31218, and 31936, as amended.

San Robertoway

On these lands the following by-law prevails, being City of North York by-law 22527, as amended.

South of Curlew Drive, West of Victoria Park Avenue

On these lands the following by-law prevails, being City of North York by-law 25630, as amended.

South side of Finch Avenue East by Hayes Lane

On these lands the following by-law prevails, being City of North York by-law 31826, as amended.

South side of Holmes Avenue, East of Yonge Street

On these lands the following by-law prevails, being City of North York by-law 28177, as amended.

Southeast Corner of Bayview Avenue and Finch Avenue East

On these lands the following by-law prevails, being City of North York by-law 26822, as amended.

Southeast Corner of Finch Avenue East and Brahms Avenue

On these lands the following by-law prevails, being City of North York by-law 24613, as amended.

Southeast Corner of Finch Avenue W and Ardwick Boulevard

On these lands the following by-law prevails, being City of North York by-law 19970, as amended.

Southeast Corner of Shepmore Terrace and Mclevin Avenue

On these lands the following by-law prevails, being City of North York by-law 25637, as amended.

Southeast Corner of Steeles Avenue and Hilda Avenue

On these lands the following by-law prevails, being City of North York by-law 23343, as amended.

Southeast Corner of Steeles Avenue East and Bayview Avenue

On these lands the following by-laws prevail, being City of North York by-laws 23595, 23916, 27381, and 27872, as amended.

Southeast Corner of Steels Avenue West and Hidden Trail

On these lands the following by-laws prevail, being City of North York by-laws 27686, 27696, and 27695, as amended.

Southeast Corner of Wilson Heights Boulevard and Reiner Road

On these lands the following by-law prevails, being City of North York by-law 30540, as amended.

Southeast of Seeley Drive

On these lands the following by-law prevails, being City of North York by-law 31108, as amended.

Southside of Hounslow Avenue at Canterbury Place

On these lands the following by-law prevails, being City of North York by-law 32762, as amended.

Southwest Corner of Bathurst Avenue and Reiner Avenue

On these lands the following by-law prevails, being City of North York by-law 27699, as amended.

Southwest Corner of Bathurst Avenue and York Downs Drive

On these lands the following by-laws prevail, being City of North York by-laws 8722, 12018 and 9693, as amended.

Southwest Corner of Edmonton Drive and Ernest Avenue

On these lands the following by-laws prevail, being City of North York by-laws 25575 and 25734, as amended.

Southwest Corner of O'Connor Drive and Leafy Woodway

On these lands the following by-law prevails, being City of North York by-law 28516, as amended.

Southwest Corner of Steeles Avenue and Carpenter Road

On these lands the following by-law prevails, being City of North York by-law 16397, as amended.

Southwest Corner of Steeles Avenue and Jane Street

On these lands the following by-law prevails, being City of North York by-law 26587, as amended.

Southwest Corner of Steeles Avenue East and Don Mills Road

On these lands the following by-law prevails, being City of North York by-law 27382, as amended.

Southwest Corner of Steeles Avenue East and Leslie Street

On these lands the following by-law prevails, being City of North York by-law 27268, as amended.

Tangle Briarway, at Leslie Avenue

On these lands the following by-law prevails, being City of North York by-law 23482, as amended.

Torsdale Avenue and Finch Avenue West

On these lands the following by-law prevails, being City of North York by-law 33125, as amended.

Wagon Trailway

On these lands the following by-law prevails, being City of North York by-law 25971, as amended.

West of Alness Street and South of Brisbane Road

On these lands the following by-law prevails, being City of North York by-law 30367, as amended.

West of Alness Street and South of Brisbane Road

On these lands the following by-laws prevail, being City of North York by-laws 28862 and 30318, as amended.

West Side of Bathurst Street, on Wild Ginger Way

On these lands the following by-laws prevail, being City of North York by-laws 25857 and 26319, as amended.

West side of Bayview Avenue, South of Byng Avenue

On these lands the following by-law prevails, being City of North York by-law 27876, as amended.

West Side of Jane Street, North of Shoreham Drive

On these lands the following by-law prevails, being City of North York by-law 22634, as amended.

West Side of Weston Road, At Burgundy Court

On these lands the following by-laws prevail, being City of North York by-laws 27587 and 32323, as amended.

West Side of Weston Road, North of Burgundy Court

On these lands the following by-laws prevail, being City of North York by-laws 27588 and 32323, as amended.

Wild Briarway, at Leslie Street

On these lands the following by-law prevails, being City of North York by-law 23467, as amended.

950.50 Former City of Toronto

950.50.1 Toronto Zoning By-law 438-86

1 23 BASTEDO AVE, 2 - 30 BASTEDO AVE, 179 -199 HANSON ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0150, as amended.

1 BALMORAL AVE, 1360 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0317, as amended.

1 MARKET ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0640, as amended.

1 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 473-78, as amended.

1 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 356-89, as amended.

1 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 474-78, as amended.

1 ST THOMAS ST

On these lands the following by-law prevails, being former City of Toronto by-law 372-79, as amended.

1 ST THOMAS ST

On these lands the following by-law prevails, being former City of Toronto by-law 579-79, as amended.

1 -3 CORRIGAN CS, 2 - 6 CORRIGAN CS, 7- 51 SOUTH DR, 30 - 36 SOUTH DR, 4 - 14 SOUTH DR, 48-54 SOUTH DR, 58 SOUTH DR, 60 SOUTH DR

On these lands the following by-law prevails, being former City of Toronto by-law 807-78, as amended.

1- 5A MAPLE AVE, 9 - 9A SHERBOURNE ST N

On these lands the following by-law prevails, being former City of Toronto by-law 46-85, as amended.

1 ADELAIDE ST E

On these lands the following by-law prevails, being former City of Toronto by-law 996-88, as amended.

1 and 38 Centre Island Park

On these lands the following by-law prevails, being former City of Toronto by-law 497-83 as amended.

1 BLOOR ST W

On these lands the following by-law prevails, being former City of Toronto by-law 274-80, as amended.

1 CHURCH ST

On these lands the following by-law prevails, being former City of Toronto by-law 417-91, as amended.

1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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

On these lands the following by-law prevails, being former City of Toronto by-law 198-79, as amended.

1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE

On these lands the following by-law prevails, being former City of Toronto by-law 513-90, as amended.

1 DEFRIES ST, 20 LABATT AVE

On these lands the following by-law prevails, being former City of Toronto by-law 444-88, as amended.

1 ELM AVE, 3 ELM AVE, 10 ELM AVE, 2 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 22700, as amended.

1 King Street West

On these lands the following by-law prevails, being former City of Toronto by-law 303-90 as amended.

1 NANTON AVE, 11 - 17 NANTON AVE, 21 - 53 NANTON AVE, 3 - 9 NANTON AVE, 18 - 50 NANTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 81-79, as amended.

1 Nanton Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 124-92 as amended.

1 PEREGRINE WAY

On these lands the following by-law prevails, being former City of Toronto by-law 561-92, as amended.

1 QUEEN ST E, 20 RICHMOND ST E

On these lands the following by-law prevails, being former City of Toronto by-law 670-85, as amended.

1 QUEEN ST E, 20 RICHMOND ST E

On these lands the following by-law prevails, being former City of Toronto by-law 749-85, as amended.

1 RIPLEY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 382-88, as amended.

1 ST CLAIR AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 729-78, as amended.

1 ST CLAIR AVE E, 1 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 730-78, as amended.

1 St. Clair Avenue East and 1 St. Clair Avenue West

On these lands the following by-law prevails, being former City of Toronto by-law 363-76 as amended.

1 UNIVERSITY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 27-83, as amended.

1 University Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 129-83 as amended.

1, 2, 3, 4 ,6, and 10 Elm Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 250-70, as amended.

10 - 18 GRENVILLE ST

On these lands the following by-law prevails, being former City of Toronto by-law 681-92, as amended.

10 - 20 BAY ST, 1 - 77 HARBOUR SQ, 85 HARBOUR ST, 145 QUEENS QUAY W, 21 - 27R QUEENS QUAY W, 5 - 11 QUEENS QUAY W

On these lands the following by-law prevails, being former City of Toronto by-law 263-69, as amended.

10 - 20 BAY ST, 1 - 77 HARBOUR SQ, 85 HARBOUR ST, 145 QUEENS QUAY W, 21 - 27R QUEENS QUAY W, 5 - 11 QUEENS QUAY W

On these lands the following by-law prevails, being former City of Toronto by-law 214-82, as amended.

10 - 20 BAY ST, 1 - 77 HARBOUR SQ, 85 HARBOUR ST, 145 QUEENS QUAY W, 21 - 27R QUEENS QUAY W, 5 - 11 QUEENS QUAY W

On these lands the following by-law prevails, being former City of Toronto by-law 508-84, as amended.

10 - 20 BAY ST, 1 - 77 HARBOUR SQ, 85 HARBOUR ST, 145 QUEENS QUAY W, 21 - 27R QUEENS QUAY W, 5 - 11 QUEENS QUAY W

On these lands the following by-law prevails, being former City of Toronto by-law 255-69, as amended.

10 - 30 RODEN PL

On these lands the following by-law prevails, being former City of Toronto by-law 632-82, as amended.

10 - 56 COATSWORTH CRES, 77 - 123 HANSON ST

On these lands the following by-law prevails, being former City of Toronto by-law 656-86, as amended.

10 DORA AVE, 232 - 262 ST HELENS AVE

On these lands the following by-law prevails, being former City of Toronto by-law 678-91, as amended.

10 SHUTER ST, 244 VICTORIA ST

On these lands the following by-law prevails, being former City of Toronto by-law 670-91, as amended.

10 SHUTER ST, 244 VICTORIA ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0202, as amended.

10 ADMIRAL RD

On these lands the following by-law prevails, being former City of Toronto by-law 505-92, as amended.

10 Avoca Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 251-67 as amended.

10 Boulton Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22936 as amended.

10 COURT ST, 92 KING ST E, 1 TORONTO ST

On these lands the following by-law prevails, being former City of Toronto by-law 653-87, as amended.

10 Court Street, 92 King Street East, 1 Toronto Street

On these lands the following by-law prevails, being former City of Toronto by-law 354-90 as amended.

10 SPADINA RD, 16 SPADINA RD

On these lands the following by-law prevails, being former City of Toronto by-law 57-77, as amended.

10 STADIUM RD, 2 STADIUM RD, 30 STADIUM RD, 50 STADIUM RD

On these lands the following by-law prevails, being former City of Toronto by-law 672-85, as amended.

10 STADIUM RD, 30 STADIUM RD, 50 STADIUM RD

On these lands the following by-law prevails, being former City of Toronto by-law 291-93, as amended.

100 - 110 UNITY RD

On these lands the following by-law prevails, being former City of Toronto by-law 80-84, as amended.

100 - 110 UNITY RD

On these lands the following by-law prevails, being former City of Toronto by-law 595-82, as amended.

100 - 110 UNITY RD

On these lands the following by-law prevails, being former City of Toronto by-law 229-84, as amended.

100 - 110 UNITY RD

On these lands the following by-law prevails, being former City of Toronto by-law 474-82, as amended.

100 High Park Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22877 as amended.

100 Maitland Street

On these lands the following by-law prevails, being former City of Toronto by-law 269-69 as amended.

100 Merton Street

On these lands the following by-law prevails, being former City of Toronto by-law 94-0579 as amended.

100 PAULINE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 417-77, as amended.

100 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 378-67, as amended.

100 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 173-88, as amended.

100-110 Unity Road

On these lands the following by-law prevails, being former City of Toronto by-law 118-82 as amended.

101 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 635-83, as amended.

101 EGLINTON AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 327-67, as amended.

1011 LANSDOWNE AVE, 730 ST CLARENS AVE

On these lands the following by-law prevails, being former City of Toronto by-law 354-86, as amended.

102 - 142 DUPONT ST

On these lands the following by-law prevails, being former City of Toronto by-law 515-77, as amended.

102 - 142 DUPONT ST

On these lands the following by-law prevails, being former City of Toronto by-law 529-82, as amended.

102 - 142 DUPONT ST

On these lands the following by-law prevails, being former City of Toronto by-law 516-77, as amended.

102 HALLAM ST

On these lands the following by-law prevails, being former City of Toronto by-law 522-86, as amended.

103 - 109 KING ST E, 115 KING ST E, 145 KING ST E, 151 KING ST E

On these lands the following by-law prevails, being former City of Toronto by-law 70-90, as amended.

103 WEST LODGE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 51-79, as amended.

103 West Lodge Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22037 as amended.

1033 BAY ST, 26 ST JOSEPH ST, 44 ST JOSEPH ST

On these lands the following by-law prevails, being former City of Toronto by-law 742-85, as amended.

1033 BAY ST, 44 ST JOSEPH ST

On these lands the following by-law prevails, being former City of Toronto by-law 845-86, as amended.

1033 BAY ST, 44 ST JOSEPH ST

On these lands the following by-law prevails, being former City of Toronto by-law 735-83, as amended.

1041 College Street

On these lands the following by-law prevails, being former City of Toronto by-law 113-85 as amended.

105 MAITLAND ST

On these lands the following by-law prevails, being former City of Toronto by-law 57-78, as amended.

105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 47-80, as amended.

105 Maitland Street

On these lands the following by-law prevails, being former City of Toronto by-law 56-78 as amended.

1055 Bay Street, 5 Inkerman Street, 44 Irwin Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 329-85 as amended.

1061-1065 Spadina Road

On these lands the following by-law prevails, being former City of Toronto by-law 270-78 as amended.

1069 -1071 SPADINA RD

On these lands the following by-law prevails, being former City of Toronto by-law 601-78, as amended.

107 Broadway Avenue, 177 Redpath Avenue, 200 Roehampton Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 165-69 as amended.

107 Rose Park Drive

On these lands the following by-law prevails, being former City of Toronto by-law 584-86 as amended.

108 REDPATH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 94-0312, as amended.

108 Redpath Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 325-69 as amended.

1087 Davenport Road and 1246 Shaw Street

On these lands the following by-law prevails, being former City of Toronto by-law 147-85 as amended.

1087 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 193-75, as amended.

1087 Dundas Street West

On these lands the following by-law prevails, being former City of Toronto by-law 145-75 as amended.

109 MC CAUL ST, 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST

On these lands the following by-law prevails, being former City of Toronto by-law 551-80, as amended.

109 MC CAUL ST, 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54½ ST

PATRICK ST

On these lands the following by-law prevails, being former City of Toronto by-law 531-80, as amended.

1099 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 719-84, as amended.

11 - 13 NEW ST, 15 NEW ST

On these lands the following by-law prevails, being former City of Toronto by-law 63-76, as amended.

11 - 17 NANTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 535-81, as amended.

11 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 276-76, as amended.

11 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 41-87, as amended.

11 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 762-87, as amended.

11 HAWTHORN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 61-84, as amended.

11 IRWIN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 551-77, as amended.

11 LAVINIA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 323-80, as amended.

11 Lillian Street

On these lands the following by-law prevails, being former City of Toronto by-law 201-80 as amended.

11 Newbold Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 625-76 as amended

11 SULLIVAN ST

On these lands the following by-law prevails, being former City of Toronto by-law 769-80, as amended.

11 SULLIVAN ST

On these lands the following by-law prevails, being former City of Toronto by-law 768-80, as amended.

11 SULLIVAN ST

On these lands the following by-law prevails, being former City of Toronto by-law 837-80, as amended.

11 Sullivan Street

On these lands the following by-law prevails, being former City of Toronto by-law 100-80 as amended.

11 WINONA DR

On these lands the following by-law prevails, being former City of Toronto by-law 691-80, as amended.

11 Winona Drive

On these lands the following by-law prevails, being former City of Toronto by-law 168-80 as amended.

110 BLOOR ST W, 145 CUMBERLAND ST

On these lands the following by-law prevails, being former City of Toronto by-law 845-84, as amended.

110 BLOOR ST W, 145 CUMBERLAND ST

On these lands the following by-law prevails, being former City of Toronto by-law 201-79, as amended.

110 BLOOR ST W, 145 CUMBERLAND ST

On these lands the following by-law prevails, being former City of Toronto by-law 486-78, as amended.

110 Bloor Street West and 145 Cumberland Street

On these lands the following by-law prevails, being former City of Toronto by-law 105-79 as amended.

110 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 86-86, as amended.

110 EDWARD ST

On these lands the following by-law prevails, being former City of Toronto by-law 722-80, as amended.

110 EDWARD ST

On these lands the following by-law prevails, being former City of Toronto by-law 863-80, as amended.

110 Edward Street

On these lands the following by-law prevails, being former City of Toronto by-law 218-75 as amended.

111 CHESTNUT ST, 112 ELIZABETH ST

On these lands the following by-law prevails, being former City of Toronto by-law 710-82, as amended.

111 Avenue Road

On these lands the following by-law prevails, being former City of Toronto by-law 136-81 as amended.

111 DUNDAS ST W, 111 ELIZABETH ST

On these lands the following by-law prevails, being former City of Toronto by-law 170-93, as amended.

111 REDPATH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 714-81, as amended.

1110 BATHURST ST

On these lands the following by-law prevails, being former City of Toronto by-law 519-78, as amended.

1117 GERRARD ST E

On these lands the following by-law prevails, being former City of Toronto by-law 640-91, as amended.

112 and 114 Nassau Street

On these lands the following by-law prevails, being former City of Toronto by-law 20-68 as amended.

112 Cuzon Street and 1467 Dundas Street East

On these lands the following by-law prevails, being former City of Toronto by-law 143-71 as amended.

112 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 379-67, as amended.

1121 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 311-78, as amended.

113 ANNETTE ST

On these lands the following by-law prevails, being former City of Toronto by-law 843-84, as amended.

114 and 118 Shuter Street

On these lands the following by-law prevails, being former City of Toronto by-law 382-78 as amended.

114 SHUTER ST, 118 SHUTER ST

On these lands the following by-law prevails, being former City of Toronto by-law 383-78, as amended.

1140 Bloor Street West, 1 Dundas Street West

On these lands the following by-law prevails, being former City of Toronto by-law 294-79 as amended.

115 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 941-79, as amended.

1155 College Street and 180 Sheridan Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 124-73 as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 17863, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 17609, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 21963, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 18278, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 17544, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 19062, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 20994, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 19345, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 21298, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 19291, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 19228, as amended.

116 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 22906, as amended.

116 Geary Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 293-67 as amended.

1166 BAY ST, 1170 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 751-77, as amended.

117 - 121 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 96-81, as amended.

117 - 121 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 88-82, as amended.

117 Duvernet Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 152-74 as amended.

118A - 120 PEARL ST, 180 UNIVERSITY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 287-90, as amended.

119 MERTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0594, as amended.

119 Merton Street

On these lands the following by-law prevails, being former City of Toronto by-law 96-0055 as amended.
1197-1207 College Street

On these lands the following by-law prevails, being former City of Toronto by-law 317-75 as amended.
12 - 14 IRWIN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 733-79, as amended.
12 ALEXANDER ST, 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 511-82, as amended.
12 AMELIA ST

On these lands the following by-law prevails, being former City of Toronto by-law 394-79, as amended.
12 CUMBERLAND ST

On these lands the following by-law prevails, being former City of Toronto by-law 63-80, as amended.
12 Glen Elm Avenue and 1639 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 394-06 as amended.
12, 16 Alexander Street, 25 Maitland Street, 501 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 488-85 as amended.
120 - 130 ADELAIDE ST W, 111 RICHMOND ST W, 22 SHEPPARD ST

On these lands the following by-law prevails, being former City of Toronto by-law 512-78, as amended.
120 - 130 ADELAIDE ST W, 111 RICHMOND ST W, 22 SHEPPARD ST

On these lands the following by-law prevails, being former City of Toronto by-law 511-78, as amended.
120 CARLTON ST, 130 CARLTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 21433, as amended.
120 Mount Pleasant Road, 1, 10, 2, 3, 4, and 6 Elm Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 1-68 as amended.
120 Mount Pleasant Road, 1, 10, 2, 3, 4, and 6 Elm Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 21707 as amended.
120 Mount Pleasant Road, 1, 10, 2, 3, 4, and 6 Elm Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 250-70 as amended.
120 PERTH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 90-85, as amended.
120, 132-134, 142 Adelaide Street East, 95 and 111 Lombard Street

On these lands the following by-law prevails, being former City of Toronto by-law 245-86 as amended.
1205 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 302-77, as amended.
121 - 123 MARLBOROUGH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 379-73, as amended.
1-21 MULOCK AVE

On these lands the following by-law prevails, being former City of Toronto by-law 96-0362, as amended.
121 KING ST W, 33 UNIVERSITY AVE, 111 WELLINGTON ST W

On these lands the following by-law prevails, being former City of Toronto by-law 606-82, as amended.
121 KING ST W, 33 UNIVERSITY AVE, 111 WELLINGTON ST W

On these lands the following by-law prevails, being former City of Toronto by-law 697-87, as amended.

1214 AVENUE RD

On these lands the following by-law prevails, being former City of Toronto by-law 95-0556, as amended.

122 DUNVEGAN RD

On these lands the following by-law prevails, being former City of Toronto by-law 564-80, as amended.

12-22 Darrell Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 231-80 as amended.

123 ISABELLA ST

On these lands the following by-law prevails, being former City of Toronto by-law 384-70, as amended.

1236 College Street

On these lands the following by-law prevails, being former City of Toronto by-law 143-91 as amended.

1244 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 385-85, as amended.

125 BOND ST, 137 BOND ST, 112 BOND ST, 122 BOND ST, 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, 285 - 297 VICTORIA ST, 380 VICTORIA ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-80, as amended.

125 HURON ST

On these lands the following by-law prevails, being former City of Toronto by-law 9420, as amended.

125 Winchester Street

On these lands the following by-law prevails, being former City of Toronto by-law 109-75 as amended.

125½ WINCHESTER ST

On these lands the following by-law prevails, being former City of Toronto by-law 110-75, as amended.

1251 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 145-68, as amended.

1251 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 256-68, as amended.

1251 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 346-68, as amended.

126 Boon Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 277-84 as amended.

126 PAPE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 491-76, as amended.

126 SCOLLARD ST

On these lands the following by-law prevails, being former City of Toronto by-law 654-82, as amended.

1262 Danforth Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 137-81 as amended.

1272 DUPONT ST

On these lands the following by-law prevails, being former City of Toronto by-law 216-80, as amended.

1281 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 570-77, as amended.

128-134 Heath Street East

On these lands the following by-law prevails, being former City of Toronto by-law 203-80 as amended.

1289 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 524-83, as amended.

129 COLLEGE ST, 700 UNIVERSITY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 241-69, as amended.

13 IRWIN AVE, 17 - 19 IRWIN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 810-88, as amended.

13 Kerr Road

On these lands the following by-law prevails, being former City of Toronto by-law 487-78 as amended.

130 Clinton Street

On these lands the following by-law prevails, being former City of Toronto by-law 266-71 as amended.

130 EGLINTON AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 882-78, as amended.

130 Grenadier Road

On these lands the following by-law prevails, being former City of Toronto by-law 95-0339 as amended.

130 Ridelle Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 194-75 as amended.

1300 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 573-76, as amended.

1311 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 27-84, as amended.

1313 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 403-88, as amended.

133 Madison Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 299-84 as amended.

133 QUEEN ST E, 128 RICHMOND ST E

On these lands the following by-law prevails, being former City of Toronto by-law 94-0166, as amended.

133-141, 165-171 Erskine Avenue and 241 Redpath Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 20904 as amended.

1336 Danforth Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 553-80 as amended.

1339 -1355 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 156-74, as amended.

1352 Bathurst Street

On these lands the following by-law prevails, being former City of Toronto by-law 292-83 as amended.

1355 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 154-78, as amended.

136 PERTH AVE, 11 - 21 RANDOLPH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 682-91, as amended.

1363 Queen Street East

On these lands the following by-law prevails, being former City of Toronto by-law 721-81 as amended.

1365 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 346-77 as amended.

1369 -1379 BLOOR ST W, 2 MERCHANT LANE

On these lands the following by-law prevails, being former City of Toronto by-law 695-92, as amended.

137 Sears Street

On these lands the following by-law prevails, being former City of Toronto by-law 341-91 as amended .

137-145 Strathmore Boulevard

On these lands the following by-law prevails, being former City of Toronto by-law 187-71 as amended.

1380 BLOOR ST W, 11 - 43 PEAR TREE MEWS, 121 RANKIN CRES, 7 - 39 RANKIN CRES, 77 RANKIN CRES, 100 - 102 RANKIN CRES, 104 - 150 RANKIN CRES, 152 - 154 RANKIN CRES, 17 - 29 SYMINGTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 43-90, as amended.

1380 BLOOR ST W, 11 - 43 PEAR TREE MEWS, 7 - 39 RANKIN CRES, 77 RANKIN CRES, 100 - 102 RANKIN CRES, 104 - 150 RANKIN CRES, 152 - 154 RANKIN CRES, 17 - 29 SYMINGTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 94-0428, as amended.

1393 -1399 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 19-82, as amended.

1393 -1399 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 807-77, as amended.

1393 -1399 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 283-78, as amended.

1393 -1399 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 515-79, as amended.

14 SPADINA RD

On these lands the following by-law prevails, being former City of Toronto by-law 620-76, as amended.

14 Spruce Street and 255 Carlton Street

On these lands the following by-law prevails, being former City of Toronto by-law 228-80 as amended.

14 ST JOSEPH ST

On these lands the following by-law prevails, being former City of Toronto by-law 617-77, as amended.

14 ST JOSEPH ST

On these lands the following by-law prevails, being former City of Toronto by-law 616-77, as amended.

140 CARLTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 146-70, as amended.

140 ROSEWELL AVE

On these lands the following by-law prevails, being former City of Toronto by-law 521-78, as amended.

141 BAY ST, 45 BAY ST, 40 BAY ST, 55 BREMNER BLVD, 222 BREMNER BLVD, 280 BREMNER BLVD, 61 - 71 FRONT ST W, 18 YONGE ST, 55 YORK ST, 16 YORK ST, 18 YORK ST

On these lands the following by-law prevails, being former City of Toronto by-law 168-93, as amended.

141 ST GEORGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 977-79, as amended.

14-120 and 15-107 Peterborough Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 222-79 as amended.

142 ARGYLE ST

On these lands the following by-law prevails, being former City of Toronto by-law 437-75, as amended.

142 PEARS AVE

On these lands the following by-law prevails, being former City of Toronto by-law 277-77, as amended.

142 Pears Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 276-77 as amended.

1447 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 550-83, as amended.

145R KING ST W, 95 - 107 WELLINGTON ST W, 70 YORK ST

On these lands the following by-law prevails, being former City of Toronto by-law 442-88, as amended.

146 BLOOR ST W

On these lands the following by-law prevails, being former City of Toronto by-law 788-79, as amended.

146 BLOOR ST W

On these lands the following by-law prevails, being former City of Toronto by-law 486-79, as amended.

1460-1470 Gerrard Street East

On these lands the following by-law prevails, being former City of Toronto by-law 879-78 as amended.

147 - 155 VINE AVE, 157 VINE AVE, 159 - 161 VINE AVE, 163 - 171 VINE AVE, 175 - 177 VINE AVE, 179 - 201 VINE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 347-77, as amended.

147 - 159 BANFF RD, 29 - 43 CARDIFF RD

On these lands the following by-law prevails, being former City of Toronto by-law 637-77, as amended.

147 - 159 BANFF RD, 449 - 467 ROEHAMPTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 99-73, as amended.

147 DE GRASSI ST, 149 - 165 DE GRASSI ST, 990 -1000 DUNDAS ST E, 2 WEST AVE, 4 - 8 WEST AVE

On these lands the following by-law prevails, being former City of Toronto by-law 82-77, as amended.

148 Hazelwood Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 94-0737 as amended.

1480 Queen Street East

On these lands the following by-law prevails, being former City of Toronto by-law 61-89 as amended.

149 BLEECKER ST, 55 - 135 BLEECKER ST, 484 - 508A ONTARIO ST, 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 657-76, as amended.

149 BLEECKER ST, 55 - 135 BLEECKER ST, 484 - 508A ONTARIO ST, 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 678-79, as amended.

149 BLEECKER ST, 55 - 135 BLEECKER ST, 484 - 508A ONTARIO ST, 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 572-77, as amended.

149 BLEECKER ST, 55 - 135 BLEECKER ST, 484 - 508A ONTARIO ST, 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 689-80, as amended.

149 BLEECKER ST, 55 - 135 BLEECKER ST, 484 - 508A ONTARIO ST, 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 525-82, as amended.

149 BLEECKER ST, 55 - 135 BLEECKER ST, 484 - 508A ONTARIO ST, 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 494-77, as amended.

15 - 25 PRESCOTT AVE

On these lands the following by-law prevails, being former City of Toronto by-law 96-0166, as amended.

15 RICHMOND ST E, 151 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-89, as amended.

15 STAFFORD ST

On these lands the following by-law prevails, being former City of Toronto by-law 145-86, as amended.

15 DELISLE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 765-85, as amended.

15 Delisle Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 182-72 as amended.

15 Dundonald Street

On these lands the following by-law prevails, being former City of Toronto by-law 22654 as amended.

15 Erskine Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 195-67 as amended.

15 Jenet Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 94-0738 as amended.

15 Pape Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 175-82 as amended.

15 Stafford Street

On these lands the following by-law prevails, being former City of Toronto by-law 137-89 as amended.

15 Summerhill Avenue, 1133-1177 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 286-83 as amended.

150 - 166 YORK ST

On these lands the following by-law prevails, being former City of Toronto by-law 522-80, as amended.

150 - 166 YORK ST

On these lands the following by-law prevails, being former City of Toronto by-law 335-80, as amended.

150 BLOOR ST W, 162 BLOOR ST W, 175 CUMBERLAND ST, 162 - 164 CUMBERLAND ST

On these lands the following by-law prevails, being former City of Toronto by-law 674-80, as amended.

150 KING ST W, 75 SIMCOE ST

On these lands the following by-law prevails, being former City of Toronto by-law 416-81, as amended.

150, 162 Bloor Street West, 162-164, 175 Cumberland Street

On these lands the following by-law prevails, being former City of Toronto by-law 492-80 as amended.

150-166 York Street

On these lands the following by-law prevails, being former City of Toronto by-law 107-81 as amended.

152 Ashdale Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 687-78 as amended.

152 EVELYN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 94-0189, as amended.

15-25 Awde Street, 1-3 Boland Lane and 648 Dufferin Street

On these lands the following by-law prevails, being former City of Toronto by-law 327-82 as amended.

1541 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 368-77, as amended.

155 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 22994, as amended.

155 Sherbourne Street

On these lands the following by-law prevails, being former City of Toronto by-law 22956 as amended.

155 UNIVERSITY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 283-85, as amended.

155 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 22751, as amended.

156 PORTLAND ST

On these lands the following by-law prevails, being former City of Toronto by-law 549-87, as amended.

157 Dunn Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 94-0004 as amended.

158 - 160 STRACHAN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 417-76, as amended.

158 Soudan Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 162-75 as amended.

159 - 161 FREDERICK ST

On these lands the following by-law prevails, being former City of Toronto by-law 629-88, as amended.

159 BLEECKER ST

On these lands the following by-law prevails, being former City of Toronto by-law 377-77, as amended.

159 BLEECKER ST

On these lands the following by-law prevails, being former City of Toronto by-law 378-77, as amended.

16 Alexander Street, 25 Maitland Street, and 501 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 277-85 as amended.

160 ERSKINE AVE, 88 ERSKINE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 483-79, as amended.

160 ERSKINE AVE, 88 ERSKINE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 400-67, as amended.

160 ERSKINE AVE, 88 ERSKINE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 362-67, as amended.

160 FREDERICK ST, 120 FRONT ST E, 25 GEORGE ST, 201 KING ST E

On these lands the following by-law prevails, being former City of Toronto by-law 697-84, as amended.

160 FREDERICK ST, 201 KING ST E

On these lands the following by-law prevails, being former City of Toronto by-law 477-81, as amended.

161 BAY ST, 171 - 181 BAY ST, 20 FRONT ST W, 30 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 44-88, as amended.

161R BRUNSWICK AVE, 129 HARBORD ST

On these lands the following by-law prevails, being former City of Toronto by-law 287-93, as amended.

16-20 Cambridge Avenue, 18 Doncrest Road

On these lands the following by-law prevails, being former City of Toronto by-law 539-81 as amended.

163 PORTLAND ST

On these lands the following by-law prevails, being former City of Toronto by-law 520-89, as amended.

164 - 166 ISABELLA ST

On these lands the following by-law prevails, being former City of Toronto by-law 395-87, as amended.

165 Grange Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 164-71 as amended.

1-65 HENDRICK AVE, 30 - 74 HENDRICK AVE

On these lands the following by-law prevails, being former City of Toronto by-law 340-79, as amended.

1651 -1661 QUEEN ST E, 1669 QUEEN ST E

On these lands the following by-law prevails, being former City of Toronto by-law 96-0280, as amended.

167 - 195 COLLEGE ST, 199 COLLEGE ST, 203 COLLEGE ST, 67 HENRY ST

On these lands the following by-law prevails, being former City of Toronto by-law 20821, as amended.

1678 BLOOR ST W

On these lands the following by-law prevails, being former City of Toronto by-law 528-81, as amended.

168 JOHN ST

On these lands the following by-law prevails, being former City of Toronto by-law 20-77, as amended.

168 JOHN ST

On these lands the following by-law prevails, being former City of Toronto by-law 590-76, as amended.

168 MANOR RD E

On these lands the following by-law prevails, being former City of Toronto by-law 165-75, as amended.

168 ROSEWELL AVE

On these lands the following by-law prevails, being former City of Toronto by-law 636-77, as amended.

169 GERRARD ST E

On these lands the following by-law prevails, being former City of Toronto by-law 65-86, as amended.

169 Spadina Road

On these lands the following by-law prevails, being former City of Toronto by-law 11-87 as amended.

16R ST JAMES CRT, 6 - 16 ST JAMES CRT

On these lands the following by-law prevails, being former City of Toronto by-law 839-80, as amended.

16R ST JAMES CRT, 6 - 16 ST JAMES CRT

On these lands the following by-law prevails, being former City of Toronto by-law 172-81, as amended.

17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST

On these lands the following by-law prevails, being former City of Toronto by-law 457-83, as amended.

17 GORMLEY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 39-77, as amended.

17 ISABELLA ST

On these lands the following by-law prevails, being former City of Toronto by-law 472-82, as amended.

17 McCormack Street

On these lands the following by-law prevails, being former City of Toronto by-law 661-91 as amended.

17 PEMBROKE ST

On these lands the following by-law prevails, being former City of Toronto by-law 70-78, as amended.

17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 407-77, as amended.

17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 611-78, as amended.

17, 23, Pembroke Street, 200, 218 Sherbourne Street

On these lands the following by-law prevails, being former City of Toronto by-law 235-83 as amended.

17, 50 Cornwall Street, 165 River Street

On these lands the following by-law prevails, being former City of Toronto by-law 234-83 as amended.

170 - 198 BRANDON AVE, 1111 -1193 LANSDOWNE AVE, 1195 LANSDOWNE AVE, 1197 -1201 LANSDOWNE AVE, 808 - 920 ST CLARENS AVE

On these lands the following by-law prevails, being former City of Toronto by-law 96-0276, as amended.

1700 BLOOR ST W

On these lands the following by-law prevails, being former City of Toronto by-law 624-80, as amended.

1700 BLOOR ST W

On these lands the following by-law prevails, being former City of Toronto by-law 79-81, as amended.

1709 Bloor Street West and 515 Parkside Drive

On these lands the following by-law prevails, being former City of Toronto by-law 280-86 as amended.

1710 DUFFERIN ST

On these lands the following by-law prevails, being former City of Toronto by-law 32-69, as amended.

1710 DUFFERIN ST

On these lands the following by-law prevails, being former City of Toronto by-law 363-67, as amended.

172 CARLTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 334-81, as amended.

1746 -1748 BAYVIEW AVE, 1750 -1752 BAYVIEW AVE, 595 EGLINTON AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 96-0145, as amended.

175 - 185 DE GRASSI ST

On these lands the following by-law prevails, being former City of Toronto by-law 585-90, as amended.

175 BLOOR ST E, 227 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 94-0425, as amended.

175 BLOOR ST E, 227 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 992-88, as amended.

175 BLOOR ST E, 227 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 97-0610, as amended.

176-186 Cowan Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 249-91 as amended.

177 FRONT ST E, 183 - 197 FRONT ST E, 21 LOWER SHERBOURNE ST, 200 THE ESPLANADE

On these lands the following by-law prevails, being former City of Toronto by-law 410-93, as amended.

178 - 188 BEDFORD RD, 190 BEDFORD RD, 192 BEDFORD RD

On these lands the following by-law prevails, being former City of Toronto by-law 22391, as amended.

178-188, 190 and 192 Bedford Road

On these lands the following by-law prevails, being former City of Toronto by-law 21970 as amended.

179 BROADVIEW AVE

On these lands the following by-law prevails, being former City of Toronto by-law 448-88, as amended.

179 JOHN ST

On these lands the following by-law prevails, being former City of Toronto by-law 504-86, as amended.

1799 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 96-0360, as amended.

18 - 30 MARKHAM ST, 34 MARKHAM ST, 36 MARKHAM ST, 38 MARKHAM ST, 140 - 144 WOLSELEY ST, 146 WOLSELEY ST

On these lands the following by-law prevails, being former City of Toronto by-law 514-84, as amended.

18 BEVERLEY ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0626, as amended.

18 BROWNLOW AVE

On these lands the following by-law prevails, being former City of Toronto by-law 22036, as amended.

18 CUMBERLAND ST

On these lands the following by-law prevails, being former City of Toronto by-law 503-77, as amended.

18 DAVENPORT RD, 15 MC MURRICH ST, 890 - 900 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 839-78, as amended.

18 Davenport Road, 15 McMurrich Street, 890-900 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 202-79 as amended.

18 Elm Street

On these lands the following by-law prevails, being former City of Toronto by-law 284-80 as amended.

18 Merton Street, 1819, 1835 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 394-87 as amended.

18 OLD FOREST HILL RD

On these lands the following by-law prevails, being former City of Toronto by-law 554-78, as amended.

18 Old Forest Hill Road

On these lands the following by-law prevails, being former City of Toronto by-law 110-78 as amended.

180 QUEEN ST W, 190 SIMCOE ST, 330 UNIVERSITY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 97-0599, as amended.

1818-1820 Bayview Avenue, 2400, 2401 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 212-84 as amended.

183 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 875-87, as amended.

183-187 Lyndhurst Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 295-79 as amended.

184 and 188 Spadina Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 181-83 as amended.

184 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 584-78, as amended.

184 SPADINA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 422-83, as amended.

185 Balliol Street and 141 Davisville Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 365-67 as amended.

186 - 188 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 192-93, as amended.

1867 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 68-67 as amended.

187 Madison Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 10-87 as amended.

1881 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 704-86, as amended.

1884 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 22-76, as amended.

1884 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 200-79, as amended.

1884 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 565-75, as amended.

189 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 643-87, as amended.

18T to 22T St. Thomas Street

On these lands the following by-law prevails, being former City of Toronto by-law 215-86 as amended.

19 and 20 Craighurst Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 310-83 as amended.

19 Beech Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 50-81 as amended.

19 DORVAL RD, 20 DORVAL RD, 53 - 59 EDNA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 578-88, as amended.

19 DUNDONALD ST

On these lands the following by-law prevails, being former City of Toronto by-law 532-83, as amended.

19 LOWER VILLAGE GT, 18 - 20 LOWER VILLAGE GT, 15 RELMAR GDNS

On these lands the following by-law prevails, being former City of Toronto by-law 330-82, as amended.

190 JOHN ST

On these lands the following by-law prevails, being former City of Toronto by-law 633-82, as amended.

190A - 190J LOWTHER AVE

On these lands the following by-law prevails, being former City of Toronto by-law 611-84, as amended.

190A - 190J LOWTHER AVE

On these lands the following by-law prevails, being former City of Toronto by-law 423-83, as amended.

190A - 190J LOWTHER AVE

On these lands the following by-law prevails, being former City of Toronto by-law 762-83, as amended.

1920 YONGE ST, 1930R YONGE ST, 1932R YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 967-88, as amended.

19-23, 20-24 Canning Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 376-78 as amended.

193 MC CAUL ST

On these lands the following by-law prevails, being former City of Toronto by-law 238-71, as amended.

194 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 542-78, as amended.

195 Avenue Road

On these lands the following by-law prevails, being former City of Toronto by-law 280-77 as amended.

195-201 Logan Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 320-75 as amended.

198 - 200 BATHURST ST

On these lands the following by-law prevails, being former City of Toronto by-law 193-88, as amended.

199 - 205 HEATH ST W, 202 - 208 HEATH ST W, 210 - 212 HEATH ST W

On these lands the following by-law prevails, being former City of Toronto by-law 551-78, as amended.

199 COLLEGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 514-79, as amended.

1B-1F Badgerow Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22103 as amended.

2 - 4 GORMLEY AVE, 111 - 145 LAWTON BLVD, 120 - 150 LAWTON BLVD

On these lands the following by-law prevails, being former City of Toronto by-law 574-79, as amended.

2 - 22 BOLER ST, 11 - 21 SHIPMAN ST, 10 - 20 SHIPMAN ST

On these lands the following by-law prevails, being former City of Toronto by-law 317-70, as amended.

2 QUEEN ST W

On these lands the following by-law prevails, being former City of Toronto by-law 552-86, as amended.

2 ANTLER ST

On these lands the following by-law prevails, being former City of Toronto by-law 474-77, as amended.

2 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 972-88, as amended.

2 BUDGELL TER, 2A BUDGELL TER, 4 - 10 BUDGELL TER

On these lands the following by-law prevails, being former City of Toronto by-law 326-71, as amended.

2 CHURCH ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE

On these lands the following by-law prevails, being former City of Toronto by-law 848-79, as amended.

2 CHURCH ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE

On these lands the following by-law prevails, being former City of Toronto by-law 61-81, as amended.

2 EMPIRE AVE, 4 - 14 EMPIRE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 382-85, as amended.

2 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 21903, as amended.

2 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 21852, as amended.

2 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 21853, as amended.
20 - 36 MARLBOROUGH AVE, 35 - 67 MATHERSFIELD DR, 71 MATHERSFIELD DR, 73 - 81 MATHERSFIELD DR, 38 - 86 MATHERSFIELD DR, 104 - 150 RANKIN CRES, 5 - 25 SCRIVENER SQ, 10 - 30 SCRIVENER SQ

On these lands the following by-law prevails, being former City of Toronto by-law 96-0334, as amended.
20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST

On these lands the following by-law prevails, being former City of Toronto by-law 601-86, as amended.
20 GOTHIC AVE, 100 QUEBEC AVE, 50 QUEBEC AVE

On these lands the following by-law prevails, being former City of Toronto by-law 337-75, as amended.
20 GOTHIC AVE, 100 QUEBEC AVE, 50 QUEBEC AVE

On these lands the following by-law prevails, being former City of Toronto by-law 352-75, as amended.
20 ADELAIDE ST E

On these lands the following by-law prevails, being former City of Toronto by-law 490-85, as amended.
20 ADELAIDE ST E

On these lands the following by-law prevails, being former City of Toronto by-law 629-87, as amended.
20 Budgell Terrace

On these lands the following by-law prevails, being former City of Toronto by-law 213-75 as amended.
20 CARLTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 87-80, as amended.
20 CARLTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 238-79, as amended.
20 CARLTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 622-78, as amended.
20 GLEBE RD W

On these lands the following by-law prevails, being former City of Toronto by-law 704-81, as amended.
20 GLEBE RD W

On these lands the following by-law prevails, being former City of Toronto by-law 703-81, as amended.
20 GLEBE RD W, 40 ORCHARD VIEW BLVD

On these lands the following by-law prevails, being former City of Toronto by-law 391-81, as amended.
20 GROSVENOR ST

On these lands the following by-law prevails, being former City of Toronto by-law 561-82, as amended.
20 HOLLY ST

On these lands the following by-law prevails, being former City of Toronto by-law 9-68, as amended.
20 HOLLY ST

On these lands the following by-law prevails, being former City of Toronto by-law 491-67, as amended.
20 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 506-84, as amended.
20 Leslie Street

On these lands the following by-law prevails, being former City of Toronto by-law 343-90 as amended.
20 Maynard Avenue

On these lands the following by-law prevails, being City of Toronto by-law 426-01 as amended.
20 ST JOSEPH ST

On these lands the following by-law prevails, being former City of Toronto by-law 31-84, as amended.

20 St. Joseph Street

On these lands the following by-law prevails, being former City of Toronto by-law 275-84 as amended.

20 St. Patrick Street

On these lands the following by-law prevails, being former City of Toronto by-law 273-78 as amended.

20 Trent Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 117-91 as amended.

20 Vanauley Street

On these lands the following by-law prevails, being former City of Toronto by-law 680-83 as amended.

200 - 222 ELM ST, 20 MURRAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 697-79, as amended.

200 FRONT ST W, 230 FRONT ST W, 250 FRONT ST W, 175 WELLINGTON ST W

On these lands the following by-law prevails, being former City of Toronto by-law 637-88, as amended.

200 ADELAIDE ST W

On these lands the following by-law prevails, being former City of Toronto by-law 230-80, as amended.

200 ADELAIDE ST W

On these lands the following by-law prevails, being former City of Toronto by-law 371-76, as amended.

200 KING ST W, 71 SIMCOE ST, 73 SIMCOE ST

On these lands the following by-law prevails, being former City of Toronto by-law 417-81, as amended.

200 KING ST W, 71 SIMCOE ST, 73 SIMCOE ST

On these lands the following by-law prevails, being former City of Toronto by-law 702-87, as amended.

200 LONSDALE RD

On these lands the following by-law prevails, being former City of Toronto by-law 247-71, as amended.

200 LONSDALE RD

On these lands the following by-law prevails, being former City of Toronto by-law 246-71, as amended.

200 Lonsdale Road

On these lands the following by-law prevails, being former City of Toronto by-law 107-70 as amended.

200 Lonsdale Road

On these lands the following by-law prevails, being former City of Toronto by-law 107-70 as amended.

200 MONTROSE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 519-79, as amended.

200 Montrose Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 319-78 as amended.

200 Union Street

On these lands the following by-law prevails, being former City of Toronto by-law 941-88 as amended.

200-202 Rushton Road

On these lands the following by-law prevails, being former City of Toronto by-law 446-78 as amended.

201 ELIZABETH ST, 90 GERRARD ST W

On these lands the following by-law prevails, being former City of Toronto by-law 369-68, as amended.

201 Elizabeth Street and 90 Gerrard Street West

On these lands the following by-law prevails, being former City of Toronto by-law 22909 as amended.

2019 -2025 DAVENPORT RD, 2027 DAVENPORT RD, 2029 -2035 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 95-0289, as amended.

202 BATHURST ST

On these lands the following by-law prevails, being former City of Toronto by-law 573-82, as amended.

202 BATHURST ST

On these lands the following by-law prevails, being former City of Toronto by-law 144-83, as amended.

202 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 97-77, as amended.

20-24 Southport Street

On these lands the following by-law prevails, being former City of Toronto by-law 193-85 as amended.

203 Jarvis Street

On these lands the following by-law prevails, being former City of Toronto by-law 182-70 as amended.

203, 207-213, 215-219 Jarvis Street

On these lands the following by-law prevails, being former City of Toronto by-law 197-93 as amended.

204 Main Street

On these lands the following by-law prevails, being former City of Toronto by-law 292-75 as amended.

206 BEVERLEY ST

On these lands the following by-law prevails, being former City of Toronto by-law 20-72, as amended.

206 ST GEORGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 409-78, as amended.

207 - 211 QUEENS QUAY W

On these lands the following by-law prevails, being former City of Toronto by-law 93-81, as amended.

207 - 211 QUEENS QUAY W

On these lands the following by-law prevails, being former City of Toronto by-law 94-81, as amended.

207 - 211 QUEENS QUAY W

On these lands the following by-law prevails, being former City of Toronto by-law 91-81, as amended.

207 - 211 QUEENS QUAY W

On these lands the following by-law prevails, being former City of Toronto by-law 92-81, as amended.

207 - 211 QUEENS QUAY W

On these lands the following by-law prevails, being former City of Toronto by-law 360-81, as amended.

207 - 325 WESTON RD

On these lands the following by-law prevails, being former City of Toronto by-law 104-84, as amended.

209 VICTORIA ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-0137, as amended.

209 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 95-0602, as amended.

20R CONNABLE DR, 22 CONNABLE DR, 6 - 20 CONNABLE DR, 153 - 169 LYNDHURST AVE, 169R LYNDHURST AVE

On these lands the following by-law prevails, being former City of Toronto by-law 416-75, as amended.

20R CONNABLE DR, 22 CONNABLE DR, 6 - 20 CONNABLE DR, 153 - 169 LYNDHURST AVE, 169R LYNDHURST AVE

On these lands the following by-law prevails, being former City of Toronto by-law 489-75, as amended.

21 ASCOT AVE

On these lands the following by-law prevails, being former City of Toronto by-law 418-77, as amended.

21 Avenue Road

On these lands the following by-law prevails, being former City of Toronto by-law 188-69 as amended.

21 HILLSDALE AVE E, 9 HILLSDALE AVE E, 12 - 16 MANOR RD E, 2079 -2085 YONGE ST, 2087 YONGE ST, 2093 -2111 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 809-84, as amended.

21 Pleasant Boulevard

On these lands the following by-law prevails, being former City of Toronto by-law 22740 as amended.

21 RIVER ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0365, as amended.

21 ST CLEMENTS AVE

On these lands the following by-law prevails, being former City of Toronto by-law 551-90, as amended.

21 ST CLEMENTS AVE

On these lands the following by-law prevails, being former City of Toronto by-law 620-80, as amended.

21 St. Clements Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 118-81 as amended.

21 Vaughan Road

On these lands the following by-law prevails, being former City of Toronto by-law 226-68 as amended.

21 WINDERMERE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 19-71, as amended.

21 WINDERMERE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 362-70, as amended.

21, 65 High Park Avenue, 22, 66 Oakmount Road

On these lands the following by-law prevails, being former City of Toronto by-law 22318 as amended.

21, 65 High Park Avenue, 22, 66 Oakmount Road

On these lands the following by-law prevails, being former City of Toronto by-law 171-67 as amended.

210 AVENUE RD, 2A CHICORA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 874-78, as amended.

210 OAK ST, 220 - 230 OAK ST

On these lands the following by-law prevails, being former City of Toronto by-law 23046, as amended.

210 OAK ST, 220 - 230 OAK ST

On these lands the following by-law prevails, being former City of Toronto by-law 783-78, as amended.

210, 220-230 Oak Street

On these lands the following by-law prevails, being former City of Toronto by-law 22846 as amended.

212 ST GEORGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 302-75, as amended.

2121 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 94-0301, as amended.

2131 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 327-69, as amended.

2131 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 21739, as amended.

2131 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 337-67, as amended.

214 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 88-86, as amended.

2141 Bloor Street West

On these lands the following by-law prevails, being former City of Toronto by-law 110-87 as amended.

215 LAKE SHORE BLVD E

On these lands the following by-law prevails, being former City of Toronto by-law 228-84, as amended.

216 BALMORAL AVE

On these lands the following by-law prevails, being former City of Toronto by-law 41-80, as amended.

216 GLENDONWYNNE RD

On these lands the following by-law prevails, being former City of Toronto by-law 447-76, as amended.

218 ROSELAWN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 689-78, as amended.

2192 Bloor Street West

On these lands the following by-law prevails, being former City of Toronto by-law 153-78 as amended.

22 - 24 WELLESLEY ST W

On these lands the following by-law prevails, being former City of Toronto by-law 80-87, as amended.

22 - 98A ALCORN AVE, 63 - 71 WALKER AVE

On these lands the following by-law prevails, being former City of Toronto by-law 565-80, as amended.

22 BALDWIN ST

On these lands the following by-law prevails, being former City of Toronto by-law 6, as amended.

22 BALLIOL ST

On these lands the following by-law prevails, being former City of Toronto by-law 798-85, as amended.

22 Balliol Street and 33 Davisville Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 113-70 as amended.

22 CLOSE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 227-69, as amended.

22 Close Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 18-70 as amended.

22 Maynard Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 473-93 as amended.

22 MC CAUL ST

On these lands the following by-law prevails, being former City of Toronto by-law 649-87, as amended.

22 ST JOSEPH ST

On these lands the following by-law prevails, being former City of Toronto by-law 464-85, as amended.

220 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 475-91, as amended.

220 Cowan Avenue and 245 Dunn Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 284-69 as amended.

221-265 Balliol Street

On these lands the following by-law prevails, being former City of Toronto by-law 22290 as amended.

222 BREMNER BLVD

On these lands the following by-law prevails, being former City of Toronto by-law 94-0181, as amended.

222 BAY ST, 55 - 77 KING ST W, 100 WELLINGTON ST W

On these lands the following by-law prevails, being former City of Toronto by-law 946-88, as amended.

222 BAY ST, 55 - 77 KING ST W, 100 WELLINGTON ST W

On these lands the following by-law prevails, being former City of Toronto by-law 207-88, as amended.

222 ST PATRICK ST

On these lands the following by-law prevails, being former City of Toronto by-law 640-88, as amended.

223-225 Quebec Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 332-76 as amended.

224 ROSELAWN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 457-81, as amended.

227 FRONT ST E

On these lands the following by-law prevails, being former City of Toronto by-law 148-87, as amended.

2294 Bloor Street West

On these lands the following by-law prevails, being former City of Toronto by-law 354-78 as amended.

23 - 53 BUDGELL TER

On these lands the following by-law prevails, being former City of Toronto by-law 865-87, as amended.

23 ST THOMAS ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0093, as amended.

23 PEMBROKE ST

On these lands the following by-law prevails, being former City of Toronto by-law 612-78, as amended.

230 - 240 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 314-86, as amended.

230 QUEENS QUAY W

On these lands the following by-law prevails, being former City of Toronto by-law 96-0422, as amended.

234 SIMCOE ST

On these lands the following by-law prevails, being former City of Toronto by-law 284-77, as amended.

234 Simcoe Street

On these lands the following by-law prevails, being former City of Toronto by-law 233-77 as amended.

2340 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 339-80, as amended.

2340 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 474-86, as amended.

2346 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 422-90, as amended.

235 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 22769, as amended.

235 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 325-82, as amended.

235 Cibola Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 258-91 as amended.

235-241 Woodbine Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 464-81 as amended.

2359 Danforth Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 209-91 as amended.

2376 -2388 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 94-0799, as amended.

239 COLLEGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 344-91, as amended.

24 - 36 PRIMROSE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 570-76, as amended.

24 Mountjoy Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 226-69 as amended.

24 NOBLE ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-0651, as amended.

240 BROADWAY AVE, 244 - 246 BROADWAY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 671-79, as amended.

240 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 22947, as amended.

240 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 23087, as amended.

2401 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 139-82, as amended.

2401 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 41-91, as amended.

241 CHURCH ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0220, as amended.

241 NIAGARA ST

On these lands the following by-law prevails, being former City of Toronto by-law 590-91, as amended.

2440 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 97-0266, as amended.

2441 Queen Street East

On these lands the following by-law prevails, being former City of Toronto by-law 585-76 as amended.

245 EGLINTON AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 770-84, as amended.

247 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 368-73, as amended.

248 RANLEIGH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 603-86, as amended.
248 Simcoe Street and 438 University Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 171-88 as amended.
249 WESTMORELAND AVE

On these lands the following by-law prevails, being former City of Toronto by-law 373-78, as amended.
2494 DANFORTH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 597-78, as amended.
2494 DANFORTH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 617-86, as amended.
2494 Danforth Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 524-78 as amended
25 - 27B WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 758-78, as amended.
25 MASSEY ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0513, as amended.
25 BLEECKER ST, 188 - 190 CARLTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 514-93, as amended.
25 QUEENS QUAY E

On these lands the following by-law prevails, being former City of Toronto by-law 96-0483, as amended.
25 St. Mary Street

On these lands the following by-law prevails, being former City of Toronto by-law 21875 as amended.
250 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 66-74, as amended.
250 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 22637, as amended.
250 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 22904, as amended.
250 DAVENPORT RD

On these lands the following by-law prevails, being former City of Toronto by-law 23047, as amended.
250 DUNDAS ST W, 280 SIMCOE ST, 195 ST PATRICK ST, 211 ST PATRICK ST

On these lands the following by-law prevails, being former City of Toronto by-law 64-83, as amended.
250 Dundas Street West, 280 Simcoe Street, 195, 211 St. Patrick Street

On these lands the following by-law prevails, being former City of Toronto by-law 273-83 as amended.
250 DUNN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 300-91, as amended.
251 - 359 KEEWATIN AVE, 361 - 365A KEEWATIN AVE, 367 - 411 KEEWATIN AVE, 260 - 416 KEEWATIN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 716-78, as amended.
251 Sherbourne Street

On these lands the following by-law prevails, being former City of Toronto by-law 157-74 as amended.
252 Adelaide Street East

On these lands the following by-law prevails, being former City of Toronto by-law 131-80 as amended.

2526-2550 Danforth Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 824-86 as amended.

253 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 326-87, as amended.

255 CARLTON ST, 14 SPRUCE ST

On these lands the following by-law prevails, being former City of Toronto by-law 377-74, as amended.

255 CARLTON ST, 14 SPRUCE ST

On these lands the following by-law prevails, being former City of Toronto by-law 58-75, as amended.

255 CARLTON ST, 14 SPRUCE ST

On these lands the following by-law prevails, being former City of Toronto by-law 776-84, as amended.

255 FRONT ST W

On these lands the following by-law prevails, being former City of Toronto by-law 702-81, as amended.

256 DUFFERIN ST

On these lands the following by-law prevails, being former City of Toronto by-law 330-93, as amended.

2567 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 280-84, as amended.

257 DUNDAS ST E

On these lands the following by-law prevails, being former City of Toronto by-law 443-75, as amended.

257 Dundas Street East

On these lands the following by-law prevails, being former City of Toronto by-law 276-75 as amended.

2575 DANFORTH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 328-68, as amended.

259 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 97-0016, as amended.

26 - 28 CRESCENT RD, 6 PINE HILL RD

On these lands the following by-law prevails, being former City of Toronto by-law 877-80, as amended.

26 ALEXANDER ST

On these lands the following by-law prevails, being former City of Toronto by-law 35-74, as amended.

26 Alexander Street

On these lands the following by-law prevails, being former City of Toronto by-law 22303 as amended.

26 and 28 Crescent Road

On these lands the following by-law prevails, being former City of Toronto by-law 23-82 as amended.

26 Berkeley Street, 210-222, 246 The Esplanade

On these lands the following by-law prevails, being former City of Toronto by-law 181-87 as amended.

26 NOBLE ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0481, as amended.

260 AUGUSTA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 482-78, as amended.

260 AUGUSTA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 768-84, as amended.

260 AUGUSTA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 481-78, as amended.

260 AUGUSTA AVE, 64 OXFORD ST

On these lands the following by-law prevails, being former City of Toronto by-law 638-76, as amended.

260 Augusta Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 480-78 as amended.

260 High Park Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 23-75 as amended.

260 Merton Street

On these lands the following by-law prevails, being former City of Toronto by-law 96-0274 as amended.

260 RUSSELL HILL RD

On these lands the following by-law prevails, being former City of Toronto by-law 22944, as amended.

260 RUSSELL HILL RD

On these lands the following by-law prevails, being former City of Toronto by-law 97-0117, as amended.

260 Willard Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 405-75 as amended.

262 BLOOR ST W, 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST

On these lands the following by-law prevails, being former City of Toronto by-law 788-83, as amended.

262 BLOOR ST W, 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, 174 - 178 ST GEORGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 787-83, as amended.

26-28 Crescent Road, 6 Pine Hill Road

On these lands the following by-law prevails, being former City of Toronto by-law 256-81 as amended.

263 GLADSTONE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 668-83, as amended.

263 GLADSTONE AVE, 277 GLADSTONE AVE, 41 RUSHOLME PARK CRES

On these lands the following by-law prevails, being former City of Toronto by-law 706-86, as amended.

263-271 Dundas Street East

On these lands the following by-law prevails, being former City of Toronto by-law 96-0343 as amended.

266 ADELAIDE ST W, 268 - 270 ADELAIDE ST W, 109 JOHN ST, 111 - 117 JOHN ST, 119 JOHN ST, 121 - 129 JOHN ST

On these lands the following by-law prevails, being former City of Toronto by-law 651-82, as amended.

266 Sherbourne Street

On these lands the following by-law prevails, being former City of Toronto by-law 237-70 as amended.

267 BROADVIEW AVE

On these lands the following by-law prevails, being former City of Toronto by-law 366-83, as amended.

27 and 37 RICHMOND ST W, 8-14 TEMPERANCE ST (even numbers), 9 and 40 TEMPERANCE ST, 132, 160, and 176 YONGE ST, 333 BAY ST, 353-365 BAY ST (odd numbers) , 401 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 998-88, as amended.

27 and 37 RICHMOND ST W, 8-14 TEMPERANCE ST (even numbers), 9 and 40 TEMPERANCE ST, 132, 160, and 176 YONGE ST, 333 BAY ST, 353-365 BAY ST (odd numbers) , 401 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 1994-0605, as amended.

27 and 37 RICHMOND ST W, 8-14 TEMPERANCE ST (even numbers), 9 and 40 TEMPERANCE ST, 132, 160, and 176 YONGE ST, 333 BAY ST, 353-365 BAY ST (odd numbers) , 401 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 74-93, as amended.
27 Brock Avenue, 21-23 Earnbridge Street

On these lands the following by-law prevails, being former City of Toronto by-law 97-0591 as amended.
27 CARLTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 284-83, as amended.
27 Eaton Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 198-77 as amended.
2717 Dundas Street West

On these lands the following by-law prevails, being former City of Toronto by-law 277-75 as amended.
275 and 275A Broadview Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 177-78 as amended.
275 BLEECKER ST

On these lands the following by-law prevails, being former City of Toronto by-law 478-91, as amended.
275 BROADVIEW AVE, 275A BROADVIEW AVE

On these lands the following by-law prevails, being former City of Toronto by-law 812-77, as amended.
275 DUNDAS ST W, 109 MC CAUL ST, 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-0534, as amended.
275 DUNDAS ST W, 109 MC CAUL ST, 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0601, as amended.
2755 -2763 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 483-78, as amended.
277 VICTORIA ST

On these lands the following by-law prevails, being former City of Toronto by-law 595-85, as amended.
278 - 278R BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 881-79, as amended.
278 - 278R BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 787-79, as amended.
279 - 285 BLYTHWOOD RD, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 598-78, as amended.
279 - 285 BLYTHWOOD RD, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, 13 SHERWOOD LANE

On these lands the following by-law prevails, being former City of Toronto by-law 728-78, as amended.
28 Bellefair Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 187-74 as amended.
28 LINDEN ST

On these lands the following by-law prevails, being former City of Toronto by-law 436-77, as amended.
280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, 174 - 178 ST GEORGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 205-88, as amended.
280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, 174 - 178 ST GEORGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 540-87, as amended.
280 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 422-76, as amended.

280 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 389-76, as amended.

280 Sherbourne Street

On these lands the following by-law prevails, being former City of Toronto by-law 206-76 as amended.

280 SIMCOE ST, 211 ST PATRICK ST

On these lands the following by-law prevails, being former City of Toronto by-law 528-80, as amended.

283 GILMOUR AVE

On these lands the following by-law prevails, being former City of Toronto by-law 631-91, as amended.

284 BATHURST ST

On these lands the following by-law prevails, being former City of Toronto by-law 411-67, as amended.

285 MELITA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 793-79, as amended.

286, 300 George Street, 257, 261-269, 279 Jarvis Street

On these lands the following by-law prevails, being former City of Toronto by-law 487-91 as amended.

2881 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 51-80, as amended.

289-289G Bartlett Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 278-87 as amended.

29 DERBY ST, 320 FRONT ST E, 63 PARLIAMENT ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0200, as amended.

29 Pleasant Boulevard

On these lands the following by-law prevails, being former City of Toronto by-law 208-72 as amended.

290, 330 Old Weston Road, 1799 St. Clair Avenue West

On these lands the following by-law prevails, being former City of Toronto by-law 22511 as amended.

2906 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 16110, as amended.

2906 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 16159, as amended.

291 George Street

On these lands the following by-law prevails, being former City of Toronto by-law 255-85 as amended.

2925 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 194-78, as amended.

295 - 345 DUFFERIN ST, 1182 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 711-83, as amended.

296 - 298 JARVIS ST, 300 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 298-88, as amended.

296 - 298 JARVIS ST, 300 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 725-81, as amended.

296 Parliament Street

On these lands the following by-law prevails, being former City of Toronto by-law 646-91 as amended.

299 FRONT ST W, 325 FRONT ST W

On these lands the following by-law prevails, being former City of Toronto by-law 603-85, as amended.

299 Glenlake Avenue, 21, 65 High Park Avenue, 22, 66 Oakmount Road

On these lands the following by-law prevails, being former City of Toronto by-law 188-81 as amended.

299 ROEHAMPTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 55-67, as amended.

3 - 15 ROWNTREE AVE, 2 - 22 ROWNTREE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 572-79, as amended.

3 BERKELEY ST

On these lands the following by-law prevails, being former City of Toronto by-law 606-87, as amended.

3 BERKELEY ST

On these lands the following by-law prevails, being former City of Toronto by-law 65-90, as amended.

3 MC ALPINE ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0118, as amended.

3 ELLIS AVE

On these lands the following by-law prevails, being former City of Toronto by-law 685-83, as amended.

30 - 50 MUTUAL ST, 80 QUEEN ST E, 88 QUEEN ST E

On these lands the following by-law prevails, being former City of Toronto by-law 699-92, as amended.

30 - 36 D ARCY ST

On these lands the following by-law prevails, being former City of Toronto by-law 82-93, as amended.

30 BAY ST, 18 - 60 HARBOUR ST, 10 - 12 QUEENS QUAY W, 10 YONGE ST, 12 - 16 YONGE ST, 13 YORK ST

On these lands the following by-law prevails, being former City of Toronto by-law 42-87, as amended.

30 BAY ST, 18 - 60 HARBOUR ST, 10 - 12 QUEENS QUAY W, 10 YONGE ST, 12 - 16 YONGE ST, 13 YORK ST

On these lands the following by-law prevails, being former City of Toronto by-law 763-87, as amended.

30 CARLTON ST, 33 WOOD ST

On these lands the following by-law prevails, being former City of Toronto by-law 237-84, as amended.

30 Alvin Avenue, 2 St. Clair Avenue East and 22 St. Clair Avenue East

On these lands the following by-law prevails, being former City of Toronto by-law 130-74 as amended.

30 Alvin Avenue, 2, 22 St. Clair Avenue East

On these lands the following by-law prevails, being former City of Toronto by-law 134-74 as amended.

30 and 32 Lonsdale Road

On these lands the following by-law prevails, being former City of Toronto by-law 194-83 as amended.

30 Carlton Street and 33 Wood Street

On these lands the following by-law prevails, being former City of Toronto by-law 147-69 as amended.

30 CHURCH ST, 60 WELLINGTON ST E

On these lands the following by-law prevails, being former City of Toronto by-law 151-89, as amended.

30 College Street and 25 Grenville Street

On these lands the following by-law prevails, being former City of Toronto by-law 259-87 as amended.

30 Edith Drive

On these lands the following by-law prevails, being former City of Toronto by-law 22322 as amended.

30 Geary Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 189-83 as amended.

30 Glen Elm Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 623-76 as amended

30 GLOUCESTER ST, 33 ISABELLA ST

On these lands the following by-law prevails, being former City of Toronto by-law 310-69, as amended.

30 Gloucester Street and 33 Isabella Street

On these lands the following by-law prevails, being former City of Toronto by-law 188-68 as amended.

30 Price Street

On these lands the following by-law prevails, being former City of Toronto by-law 816-77 as amended.

30 SOUDAN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 38-81, as amended.

30 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 450-83, as amended.

30 ST CLAIR AVE W, 40 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 22638, as amended.

30 ST CLAIR AVE W, 40 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 22601, as amended.

30 ST LAWRENCE ST, 38 ST LAWRENCE ST

On these lands the following by-law prevails, being former City of Toronto by-law 458-92, as amended.

30 ST PATRICK ST

On these lands the following by-law prevails, being former City of Toronto by-law 761-86, as amended.

300 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 590-90, as amended.

300 Dufferin Street and 9 Gwynne Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 785-77 as amended.

301 FRONT ST W

On these lands the following by-law prevails, being former City of Toronto by-law 97-0367, as amended.

301 FRONT ST W

On these lands the following by-law prevails, being former City of Toronto by-law 97-0365, as amended.

303 BAY ST, 40 - 44 KING ST W, 104 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 503-84, as amended.

303-303R Carlton Street

On these lands the following by-law prevails, being former City of Toronto by-law 232-88 as amended.

30-38B, 40 Charles Street East, 35 Hayden Street

On these lands the following by-law prevails, being former City of Toronto by-law 319-92 as amended.

3050 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0331, as amended.

3080 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 83-74, as amended.

3080 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 466-76, as amended.

31 - 33 PRINCESS ST

On these lands the following by-law prevails, being former City of Toronto by-law 77-93, as amended.

31 CHAPLIN CRES

On these lands the following by-law prevails, being former City of Toronto by-law 253-68, as amended.

31 CHAPLIN CRES, 1800 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 251-80, as amended.

31 CHAPLIN CRES, 33 - 35 CHAPLIN CRES, 1800 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 75-80, as amended.

310 GERRARD ST E

On these lands the following by-law prevails, being former City of Toronto by-law 407-93, as amended.

310 GERRARD ST E

On these lands the following by-law prevails, being former City of Toronto by-law 664-91, as amended.

310 DUNDAS ST E

On these lands the following by-law prevails, being former City of Toronto by-law 617-76, as amended.

310 Dundas Street East

On these lands the following by-law prevails, being former City of Toronto by-law 616-76 as amended.

314 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 526-89, as amended.

314 Main Street

On these lands the following by-law prevails, being former City of Toronto by-law 95-0454 as amended.

315-329 Albany Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 130-92 as amended.

315-329 Albany Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 130-92 as amended.

3179 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 809-87, as amended.

32 - 34 DUGGAN AVE, 37 - 37A GORMLEY AVE, 30 - 32 LONSDALE RD, 31 - 33 ORIOLE RD, 39 ORIOLE RD,
41A - 41B ORIOLE RD

On these lands the following by-law prevails, being former City of Toronto by-law 527-82, as amended.

32 EASTERN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 21930, as amended.

32 HILLSDALE AVE E, 2131 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 518-83, as amended.

32 PARK RD

On these lands the following by-law prevails, being former City of Toronto by-law 560-77, as amended.

32 Park Road

On these lands the following by-law prevails, being former City of Toronto by-law 208-82 as amended.

320 - 322 CHAPLIN CRES

On these lands the following by-law prevails, being former City of Toronto by-law 553-78, as amended.

320 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 56-87, as amended.

320 FRONT ST W

On these lands the following by-law prevails, being former City of Toronto by-law 587-86, as amended.

322 Clinton Street; 1-24 Nancy Pocock Place

On these lands the following by-law prevails, being former City of Toronto by-law 97-0159 as amended.

326 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 308-74, as amended.

328 Spadina Road

On these lands the following by-law prevails, being former City of Toronto by-law 22311 as amended.

33 DELISLE AVE, 48 - 50 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 541-93, as amended.

33 Alvin Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 114-75 as amended.

33 and 35 Jackes Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 441-86 as amended.

33 CASTLE FRANK RD

On these lands the following by-law prevails, being former City of Toronto by-law 558-82, as amended.

33 COATSWORTH CRES

On these lands the following by-law prevails, being former City of Toronto by-law 657-86, as amended.

33 EASTMOUNT AVE

On these lands the following by-law prevails, being former City of Toronto by-law 22833, as amended.

33 Eastmount Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22753 as amended.

333 KING ST E

On these lands the following by-law prevails, being former City of Toronto by-law 586-76, as amended.

3336 Dundas Street West

On these lands the following by-law prevails, being former City of Toronto by-law 148-78 as amended.

334 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 275-74, as amended.

338 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 247-87, as amended.

34 OXFORD ST

On these lands the following by-law prevails, being former City of Toronto by-law 567-76, as amended.

34 Oxford Street

On these lands the following by-law prevails, being former City of Toronto by-law 566-76 as amended.

34 Page Street

On these lands the following by-law prevails, being former City of Toronto by-law 298-80 as amended.

340 COLLEGE ST, 350 COLLEGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 537-85, as amended.

340 CHRISTIE ST, 61 - 153 LAMBERTLODGE AVE, 2 - 120 LAMBERTLODGE AVE, 285 MELITA AVE, 367 MELITA AVE, 332 - 384 MELITA AVE, 401 - 605 MELITA CRES, 402 - 600 MELITA CRES, 19 - 101 WYCHCREST AVE, 62 - 108 WYCHCREST AVE

On these lands the following by-law prevails, being former City of Toronto by-law 233-78, as amended.

340 CHRISTIE ST, 61 - 153 LAMBERTLODGE AVE, 2 - 120 LAMBERTLODGE AVE, 285 MELITA AVE, 367 MELITA AVE, 332 - 384 MELITA AVE, 401 - 605 MELITA CRES, 402 - 600 MELITA CRES, 19 - 101 WYCHCREST AVE, 62 - 108 WYCHCREST AVE

On these lands the following by-law prevails, being former City of Toronto by-law 484-79, as amended.

340 CHRISTIE ST, 61 - 153 LAMBERTLODGE AVE, 2 - 120 LAMBERTLODGE AVE, 285 MELITA AVE, 367 MELITA AVE, 332 - 384 MELITA AVE, 401 - 605 MELITA CRES, 402 - 600 MELITA CRES, 19 - 101 WYCHCREST AVE, 62 - 108 WYCHCREST AVE

On these lands the following by-law prevails, being former City of Toronto by-law 106-78, as amended.

340 CHRISTIE ST, 61 - 153 LAMBERTLODGE AVE, 2 - 120 LAMBERTLODGE AVE, 285 MELITA AVE, 367 MELITA AVE, 332 - 384 MELITA AVE, 401 - 605 MELITA CRES, 402 - 600 MELITA CRES, 19 - 101 WYCHCREST AVE, 62 - 108 WYCHCREST AVE

On these lands the following by-law prevails, being former City of Toronto by-law 169-81, as amended.

340 Christie Street; Lambertlodge Avenue; Melita Crescent; Wychcrest Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 105-78 as amended.

340 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 313-74, as amended.

340 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 534-80, as amended.

340 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 643-88, as amended.

341 BLOOR ST W

On these lands the following by-law prevails, being former City of Toronto by-law 196-77, as amended.

345 BLOOR ST E, 77 HUNTLEY ST

On these lands the following by-law prevails, being former City of Toronto by-law 148-70, as amended.

345 Merton Street

On these lands the following by-law prevails, being former City of Toronto by-law 22269 as amended.

346 DUNDAS ST E

On these lands the following by-law prevails, being former City of Toronto by-law 574-78, as amended.

346 Dundas Street East

On these lands the following by-law prevails, being former City of Toronto by-law 573-78 as amended.

347 Sorauren Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 97-0503 as amended.

348 BROADVIEW AVE

On these lands the following by-law prevails, being former City of Toronto by-law 576-82, as amended.

349 ONTARIO ST

On these lands the following by-law prevails, being former City of Toronto by-law 287-69, as amended.

349 Ontario Street

On these lands the following by-law prevails, being former City of Toronto by-law 237-69 as amended.

35 Alvin Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 113-75 as amended.

35 CHARLES ST W

On these lands the following by-law prevails, being former City of Toronto by-law 57-67, as amended.

35 Charles Street West

On these lands the following by-law prevails, being former City of Toronto by-law 296-70 as amended.

35 Merton Street

On these lands the following by-law prevails, being former City of Toronto by-law 96-0053 as amended.

35 ORMSKIRK AVE, 45 - 65 SOUTHPORT ST, 60 SOUTHPORT ST

On these lands the following by-law prevails, being former City of Toronto by-law 52-70, as amended.

35 ORMSKIRK AVE, 45 - 65 SOUTHPORT ST, 60 SOUTHPORT ST

On these lands the following by-law prevails, being former City of Toronto by-law 76-69, as amended.

35 ORMSKIRK AVE, 45 - 65 SOUTHPORT ST, 60 SOUTHPORT ST

On these lands the following by-law prevails, being former City of Toronto by-law 464-67, as amended.

35 ST GEORGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 646-78, as amended.

355 Riverdale Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 154-80 as amended

355, 355R St. Clair Avenue West

On these lands the following by-law prevails, being former City of Toronto by-law 162-67 as amended.

356 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 69-72, as amended.

356 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 351-80, as amended.

356 DUNDAS ST W

On these lands the following by-law prevails, being former City of Toronto by-law 389-74, as amended.

359 KING ST E

On these lands the following by-law prevails, being former City of Toronto by-law 783-87, as amended.

359 Roehampton Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 202-80 as amended.

36 DUNDONALD ST

On these lands the following by-law prevails, being former City of Toronto by-law 363-80, as amended.

36 Mountview Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 302-80 as amended.

36 TORONTO ST

On these lands the following by-law prevails, being former City of Toronto by-law 726-84, as amended.

360 BLOOR ST E, 425 ROSEDALE VALLEY RD

On these lands the following by-law prevails, being former City of Toronto by-law 326-82, as amended.

360 BLOOR ST W

On these lands the following by-law prevails, being former City of Toronto by-law 191-68, as amended.

360 Bloor Street East and 425 Rosedale Valley Road

On these lands the following by-law prevails, being former City of Toronto by-law 286-80 as amended.

361 - 365A KEEWATIN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 435-75, as amended.

363 Albany Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 48-85 as amended.

36-40 Amelia Street

On these lands the following by-law prevails, being former City of Toronto by-law 154-90 as amended.

369 PAPE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 555-78, as amended.

369 Pape Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 414-78 as amended

37 Alvin Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 112-75 as amended.

37 MUTUAL ST

On these lands the following by-law prevails, being former City of Toronto by-law 445-78, as amended.

370 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 439-87, as amended.

370 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 592-91, as amended.

371 WALLACE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 97-0497, as amended.

372 Kingswood Road

On these lands the following by-law prevails, being former City of Toronto by-law 254-72 as amended.

376 MARGUERETTA ST

On these lands the following by-law prevails, being former City of Toronto by-law 450-76, as amended.

377 CHURCH ST

On these lands the following by-law prevails, being former City of Toronto by-law 20-82, as amended.

38 AVENUE RD

On these lands the following by-law prevails, being former City of Toronto by-law 515-90, as amended.

38 AVENUE RD, 66 AVENUE RD, 4 LOWTHER AVE

On these lands the following by-law prevails, being former City of Toronto by-law 787-80, as amended.

38 CECIL ST

On these lands the following by-law prevails, being former City of Toronto by-law 699-82, as amended.

38 EARL ST

On these lands the following by-law prevails, being former City of Toronto by-law 408-81, as amended.

38 McGee Street

On these lands the following by-law prevails, being former City of Toronto by-law 95-0559 as amended.

380 VICTORIA ST

On these lands the following by-law prevails, being former City of Toronto by-law 259-68, as amended.

380 VICTORIA ST

On these lands the following by-law prevails, being former City of Toronto by-law 182-71, as amended.

382 DOVERCOURT RD, 5 - 7 HEYDON PARK RD

On these lands the following by-law prevails, being former City of Toronto by-law 97-0556, as amended.

383 SPADINA RD

On these lands the following by-law prevails, being former City of Toronto by-law 701-86, as amended.

383 SPADINA RD

On these lands the following by-law prevails, being former City of Toronto by-law 73-67, as amended.

387 Parkside Drive

On these lands the following by-law prevails, being former City of Toronto by-law 767-83 as amended.

388 Bloor Street East and 425 Rosedale Valley Road

On these lands the following by-law prevails, being former City of Toronto by-law 640-83 as amended.

388 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 553-86, as amended.

388 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 583-75, as amended.

39 Alvin Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 111-75 as amended.

39 Harcourt Avenue and 660 Pape Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 356-75 as amended.

39 McKenzie Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 532-80 as amended.

39 ORIOLE RD, 41A - 41B ORIOLE RD

On these lands the following by-law prevails, being former City of Toronto by-law 464-83, as amended.

39 Pauline Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 202-81 as amended.

390 CHERRY ST, 15 - 55 MILL ST, 60 - 80 MILL ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-0396, as amended.

390 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 582-75, as amended.

390 Wellesley Street East

On these lands the following by-law prevails, being former City of Toronto by-law 133-76 as amended.

390-394 Bay Street, 65 Queen Street West

On these lands the following by-law prevails, being former City of Toronto by-law 119-68 as amended.

391 DAVENPORT RD, 517 DAVENPORT RD, 519 - 535 DAVENPORT RD, 537 - 551 DAVENPORT RD, 490 - 494
MACPHERSON AVE, 210 - 222 SPADINA RD, 226 - 270 SPADINA RD, 201 - 251 WALMER RD, 200 - 248
WALMER RD

On these lands the following by-law prevails, being former City of Toronto by-law 553-83, as amended.

393 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 315-89, as amended.

393 and 431 Dundas Street East

On these lands the following by-law prevails, being former City of Toronto by-law 198-89 as amended.

393 KING ST E

On these lands the following by-law prevails, being former City of Toronto by-law 42-88, as amended.

393 King Street West

On these lands the following by-law prevails, being former City of Toronto by-law 121-86 as amended.

396 MOORE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 6-90, as amended.

398 EGLINTON AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 94-0183, as amended.

398 DUNDAS ST E

On these lands the following by-law prevails, being former City of Toronto by-law 468-75, as amended.

398 Dundas Street East

On these lands the following by-law prevails, being former City of Toronto by-law 235-75 as amended.

399 BATHURST ST

On these lands the following by-law prevails, being former City of Toronto by-law 831-80, as amended.

4 Geary Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 454-88 as amended.

4 Jenet Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 439-88 as amended.

4 TEDDINGTON PARK AVE

On these lands the following by-law prevails, being former City of Toronto by-law 528-85, as amended.

40 - 42 BALDWIN ST, 181 - 201A BEVERLEY ST, 201° - 203 BEVERLEY ST, 9 - 15 CECIL ST

On these lands the following by-law prevails, being former City of Toronto by-law 342-74, as amended.

40 - 42 BALDWIN ST, 181 - 201A BEVERLEY ST, 201° - 203 BEVERLEY ST, 9 - 15 CECIL ST

On these lands the following by-law prevails, being former City of Toronto by-law 38-75, as amended.

40 ALEXANDER ST, 70 ALEXANDER ST

On these lands the following by-law prevails, being former City of Toronto by-law 537-93, as amended.

40 Ainsworth Road

On these lands the following by-law prevails, being former City of Toronto by-law 323-85 as amended.

40 ASQUITH AVE, 120 - 160 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 317-80, as amended.

40 ASQUITH AVE, 120 - 160 BLOOR ST E

On these lands the following by-law prevails, being former City of Toronto by-law 853-79, as amended.

40 ASQUITH AVE, 120 - 160 BLOOR ST E, 19 PARK RD, 21 PARK RD

On these lands the following by-law prevails, being former City of Toronto by-law 657-89, as amended.

40 Asquith Avenue, 120-160 Bloor Street East, 19 and 21 Park Road

On these lands the following by-law prevails, being former City of Toronto by-law 385-84 as amended.

40 Bedford Road and 50 Prince Arthur Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 64-68 as amended.

40 EGLINTON AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 638-83, as amended.

40 GERRARD ST E

On these lands the following by-law prevails, being former City of Toronto by-law 277-69, as amended.

40 GERRARD ST E

On these lands the following by-law prevails, being former City of Toronto by-law 310-71, as amended.

40 HOMEWOOD AVE

On these lands the following by-law prevails, being former City of Toronto by-law 51-69, as amended.

40 MURRAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 327-92, as amended.

40 ORCHARD VIEW BLVD

On these lands the following by-law prevails, being former City of Toronto by-law 267-82, as amended.

40 ORCHARD VIEW BLVD

On these lands the following by-law prevails, being former City of Toronto by-law 145-82, as amended.

40 ORCHARD VIEW BLVD

On these lands the following by-law prevails, being former City of Toronto by-law 191-73, as amended.

40 Orchard View Boulevard

On these lands the following by-law prevails, being former City of Toronto by-law 144-82 as amended.

40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 21699, as amended.

40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 89-68, as amended.

40 Pleasant Boulevard, 11, 21, 65 St. Clair Avenue East

On these lands the following by-law prevails, being former City of Toronto by-law 21670 as amended.

40 Rosehill Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 599-82 as amended.

40 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 21855, as amended.

40, 70 Alexander Street

On these lands the following by-law prevails, being former City of Toronto by-law 21950 as amended.

400 FRONT ST W

On these lands the following by-law prevails, being former City of Toronto by-law 650-91, as amended.

401 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 454-86, as amended.

40-52 High Park Avenue and 51-77 Quebec Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22621 as amended.

41 - 49 CURZON ST

On these lands the following by-law prevails, being former City of Toronto by-law 569-77, as amended.

41 Alvin Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 558-86 as amended.

41 and 116 Hazelton Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 18442 as amended.

411 Duplex Avenue, 33 Orchard View Boulevard, 2300 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 110-68 as amended.

413 - 419 EGLINTON AVE W, 70 ELMSTHORPE AVE, 72 ELMSTHORPE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 354-81, as amended.

413 - 423 WALMER RD

On these lands the following by-law prevails, being former City of Toronto by-law 455-87, as amended.

413-423 Walmer Road

On these lands the following by-law prevails, being former City of Toronto by-law 318-70 as amended.

415 EASTERN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 401-77, as amended.
415 EASTERN AVE
On these lands the following by-law prevails, being former City of Toronto by-law 651-77, as amended.
415 Yonge Street
On these lands the following by-law prevails, being former City of Toronto by-law 111-72 as amended.
41-57 Brandon Avenue
On these lands the following by-law prevails, being former City of Toronto by-law 131-84 as amended.
419 - 425 COXWELL AVE
On these lands the following by-law prevails, being former City of Toronto by-law 384-91, as amended.
419 Crawford Street
On these lands the following by-law prevails, being former City of Toronto by-law 300-80 as amended.
42 - 44 ROSELAWN AVE
On these lands the following by-law prevails, being former City of Toronto by-law 615-78, as amended.
42 - 48 AMELIA ST
On these lands the following by-law prevails, being former City of Toronto by-law 419-75, as amended.
422 OSSINGTON AVE
On these lands the following by-law prevails, being former City of Toronto by-law 97-0375, as amended.
423 - 425 AVENUE RD
On these lands the following by-law prevails, being former City of Toronto by-law 92-71, as amended.
425 ADELAIDE ST W
On these lands the following by-law prevails, being former City of Toronto by-law 614-89, as amended.
426 Coxwell Avenue
On these lands the following by-law prevails, being former City of Toronto by-law 248-83 as amended.
427 SHUTER ST, 447 SHUTER ST, 467 SHUTER ST, 90 SUMACH ST
On these lands the following by-law prevails, being former City of Toronto by-law 94-0446, as amended.
429 BLOOR ST E
On these lands the following by-law prevails, being former City of Toronto by-law 982-79, as amended.
43 Alvin Avenue
On these lands the following by-law prevails, being former City of Toronto by-law 52-79 as amended.
43 ARGYLE ST, 994 - 996 QUEEN ST W
On these lands the following by-law prevails, being former City of Toronto by-law 283-81, as amended.
43 Argyle Street, 994-996 Queen Street West
On these lands the following by-law prevails, being former City of Toronto by-law 184-81 as amended.
43 CHICORA AVE
On these lands the following by-law prevails, being former City of Toronto by-law 552-78, as amended.
43 Pape Avenue
On these lands the following by-law prevails, being former City of Toronto by-law 654-91 as amended.
430 GERRARD ST E
On these lands the following by-law prevails, being former City of Toronto by-law 326-67, as amended.
430 KING ST W
On these lands the following by-law prevails, being former City of Toronto by-law 554-86, as amended.

436 PERTH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 808-78, as amended.

437 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 450-90, as amended.

439 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 183-84, as amended.

439 SPADINA RD

On these lands the following by-law prevails, being former City of Toronto by-law 60-88, as amended.

439 UNIVERSITY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 270-81, as amended.

439 UNIVERSITY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 697-82, as amended.

44 Jackes Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22195 as amended.

44 MAPLE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 328-70, as amended.

44 MAPLE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 236-69, as amended.

44 Maple Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 136-69 as amended.

44 Maple Avenue

On these lands the following by-law prevails, being City of Toronto by-law 136-69, as amended.

440 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 55-88, as amended.

441 - 471 JARVIS ST, 77 MAITLAND PL

On these lands the following by-law prevails, being former City of Toronto by-law 804-80, as amended.

443 UNIVERSITY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 15203, as amended.

444 Logan Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22534 as amended.

446 SPADINA RD

On these lands the following by-law prevails, being former City of Toronto by-law 382-68, as amended.

4-46, 5-17 Montclair Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 223-79 as amended.

45 BAY ST, 40 BAY ST, 55 BREMNER BLVD, 18 YONGE ST, 16 YORK ST, 18 YORK ST

On these lands the following by-law prevails, being former City of Toronto by-law 95-0506, as amended.

45 and 155 Balliol Street

On these lands the following by-law prevails, being former City of Toronto by-law 22120 as amended.

45 Dunfield Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22418 as amended.

452-456 College Street

On these lands the following by-law prevails, being former City of Toronto by-law 477-87 as amended.
45A CHESTNUT PK, 45B - 45C CHESTNUT PK

On these lands the following by-law prevails, being former City of Toronto by-law 425-76, as amended.
45A-45B-45C Chestnut Park

On these lands the following by-law prevails, being former City of Toronto by-law 122-77 as amended.
46 - 52A PRIMROSE AVE, 54 - 76 PRIMROSE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 673-84, as amended.
460 JARVIS ST, 111 WELLESLEY ST E, 95 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 525-88, as amended.
460-468, 470 King Street East

On these lands the following by-law prevails, being former City of Toronto by-law 721-89 as amended.
465 DUNDAS ST E

On these lands the following by-law prevails, being former City of Toronto by-law 97-0105, as amended.
467 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 21512, as amended.
47 ST CLAIR AVE W, 49 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 562-87, as amended.
477 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 467-76, as amended.
48 Ohara Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 513-79 as amended.
48 PINE CREST RD

On these lands the following by-law prevails, being former City of Toronto by-law 605-85, as amended.
48 PINE CREST RD

On these lands the following by-law prevails, being former City of Toronto by-law 770-83, as amended.
48 STEWART ST

On these lands the following by-law prevails, being former City of Toronto by-law 523-89, as amended.
480 - 482 HURON ST, 488 HURON ST, 490 - 494 HURON ST, 13 MADISON AVE, 15 - 19 MADISON AVE, 21 - 25
MADISON AVE, 27 MADISON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 319-75, as amended.
480 and 482 Markham Street

On these lands the following by-law prevails, being former City of Toronto by-law 304-80 as amended.
481 University Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 15518 as amended.
488 Euclid Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 152-91 as amended.
49 Auburn Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 285-75 as amended.
49-49A, 71, 75, 109 McCaul Street, 54 1/2 and 126 St. Patrick Street

On these lands the following by-law prevails, being former City of Toronto by-law 267-73 as amended.
49-51 Donlands Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 678-84 as amended.

5 - 9 SULTAN ST

On these lands the following by-law prevails, being former City of Toronto by-law 792-79, as amended.

5 - 9 SULTAN ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0501, as amended.

5 Carling Ave

On these lands the following by-law prevails, being former City of Toronto by-law 36-90 as amended.

5 ERNEST AVE

On these lands the following by-law prevails, being former City of Toronto by-law 500-81, as amended.

5 INKERMAN ST, 44 IRWIN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 693-78, as amended.

5 SELBY ST

On these lands the following by-law prevails, being former City of Toronto by-law 516-87, as amended.

5 WEYBOURNE CRES

On these lands the following by-law prevails, being former City of Toronto by-law 563-80, as amended.

50 Bain Ave

On these lands the following by-law prevails, being former City of Toronto by-law 372-78 as amended.

50 BLOOR ST W

On these lands the following by-law prevails, being former City of Toronto by-law 499-77, as amended.

50 Cambridge Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22260 as amended.

50 EGLINTON AVE W, 90 EGLINTON AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 20669, as amended.

50 Hillsboro Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22405 as amended.

50 HOLLY ST

On these lands the following by-law prevails, being former City of Toronto by-law 735-86, as amended.

50 Holly Street

On these lands the following by-law prevails, being former City of Toronto by-law 22199 as amended.

50 MUSGRAVE ST, 612 VICTORIA PARK AVE

On these lands the following by-law prevails, being former City of Toronto by-law 97-0420, as amended.

50 STEPHANIE ST

On these lands the following by-law prevails, being former City of Toronto by-law 22752, as amended.

500 DUPLEX AVE

On these lands the following by-law prevails, being former City of Toronto by-law 184-69, as amended.

500 Duplex Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 143-72 as amended.

502 Eastern Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 211-91 as amended.

507-521 Dundas Street West

On these lands the following by-law prevails, being former City of Toronto by-law 447-85 as amended.

510 ST CLEMENTS AVE

On these lands the following by-law prevails, being former City of Toronto by-law 581-78, as amended.

510, 512 and 530 King Street East

On these lands the following by-law prevails, being City of Toronto by-law 576-2009.

511 ADELAIDE ST W

On these lands the following by-law prevails, being former City of Toronto by-law 288-83, as amended.

514 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 264-89, as amended.

517 DAVENPORT RD, 519 - 535 DAVENPORT RD, 537 - 551 DAVENPORT RD, 490 - 494 MACPHERSON AVE,
210 - 222 SPADINA RD, 226 - 270 SPADINA RD, 201 - 251 WALMER RD, 200 - 248 WALMER RD

On these lands the following by-law prevails, being former City of Toronto by-law 730-84, as amended.

51A - 53A MUTUAL ST

On these lands the following by-law prevails, being former City of Toronto by-law 33-93, as amended.

520 KINGSTON RD

On these lands the following by-law prevails, being former City of Toronto by-law 899-88, as amended.

520 Kingston Road

On these lands the following by-law prevails, being former City of Toronto by-law 266-89 as amended.

520 PARLIAMENT ST, 44 - 46 WINCHESTER ST

On these lands the following by-law prevails, being former City of Toronto by-law 548-87, as amended.

525 KING ST E

On these lands the following by-law prevails, being former City of Toronto by-law 230-90, as amended.

525 UNIVERSITY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 367-84, as amended.

53 - 85 GLENDALE AVE, 28 - 30 SUNNYSIDE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 140-69, as amended.

53 - 85 GLENDALE AVE, 28 - 30 SUNNYSIDE AVE, 30 THE QUEENSWAY

On these lands the following by-law prevails, being former City of Toronto by-law 21767, as amended.

53 - 85 GLENDALE AVE, 28 - 30 SUNNYSIDE AVE, 30 THE QUEENSWAY

On these lands the following by-law prevails, being former City of Toronto by-law 530-85, as amended.

53 Campbell Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 182-84 as amended.

530 - 550 KINGSTON RD

On these lands the following by-law prevails, being former City of Toronto by-law 402-85, as amended.

530 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 410-84, as amended.

532 BAY ST, 570 BAY ST, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W

On these lands the following by-law prevails, being former City of Toronto by-law 38-78, as amended.

532 BAY ST, 570 BAY ST, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W

On these lands the following by-law prevails, being former City of Toronto by-law 39-78, as amended.

532 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 409-84, as amended.

536-538 Lansdowne Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 108-78 as amended.

54 - 60 COLBORNE ST, 70 COLBORNE ST, 101 KING ST E

On these lands the following by-law prevails, being former City of Toronto by-law 94-0653, as amended.

54 Aberdeen Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 234-69 as amended.

54 Foxbar Road

On these lands the following by-law prevails, being former City of Toronto by-law 121-82 as amended.

54 Kensington Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 655-86 as amended.

540 ADELAIDE ST W, 555 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 195-85, as amended.

540 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 532-85, as amended.

542 KEELE ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0358, as amended.

543 PALMERSTON BLVD

On these lands the following by-law prevails, being former City of Toronto by-law 419-83, as amended.

543 PALMERSTON BLVD

On these lands the following by-law prevails, being former City of Toronto by-law 225-84, as amended.

543 Palmerston Boulevard

On these lands the following by-law prevails, being former City of Toronto by-law 224-84 as amended.

546 RICHMOND ST W, 548 RICHMOND ST W, 550R - 556 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 94-0218, as amended.

546 LANSDOWNE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 98-81, as amended.

55 - 135 BLEECKER ST, 484 - 508A ONTARIO ST, 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 225 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 34-82, as amended.

55 BREMNER BLVD, 222 BREMNER BLVD, 255 FRONT ST W

On these lands the following by-law prevails, being former City of Toronto by-law 612-85, as amended.

55 AVENUE RD, 12 - 24 HAZELTON AVE, 28 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 48-74, as amended.

55 BLOOR ST W

On these lands the following by-law prevails, being former City of Toronto by-law 193-69, as amended.

55 Brownlow Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22034 as amended.

55 Centre Street and 108 Chestnut Street

On these lands the following by-law prevails, being former City of Toronto by-law 322-87 as amended.

55 CHARLES ST W, 57 CHARLES ST W

On these lands the following by-law prevails, being former City of Toronto by-law 559-78, as amended.

55 CHARLES ST W, 57 CHARLES ST W

On these lands the following by-law prevails, being former City of Toronto by-law 596-78, as amended.

55 HARBORD ST, 320 HURON ST

On these lands the following by-law prevails, being former City of Toronto by-law 375-75, as amended.

55 HARBORD ST, 320 HURON ST

On these lands the following by-law prevails, being former City of Toronto by-law 538-75, as amended.

55 Howard Park Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 46-69 as amended.

55 JOHN ST, 215 - 225 KING ST W, 200 WELLINGTON ST W

On these lands the following by-law prevails, being former City of Toronto by-law 616-89, as amended.

55 Leonard Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 21004 as amended.

55 LOMBARD ST

On these lands the following by-law prevails, being former City of Toronto by-law 426-83, as amended.

55 LOMBARD ST

On these lands the following by-law prevails, being former City of Toronto by-law 147-79, as amended.

55 PRINCE ARTHUR AVE

On these lands the following by-law prevails, being former City of Toronto by-law 746-81, as amended.

55 ST CLAIR AVE W, 61 ST CLAIR AVE W, 63 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 309-75, as amended.

555 AVENUE RD

On these lands the following by-law prevails, being former City of Toronto by-law 787-86, as amended.

555 Avenue Road

On these lands the following by-law prevails, being former City of Toronto by-law 116-79 as amended.

555 Avenue Road, 70 Rosehill Avenue, 1 St. Clair Avenue East

On these lands the following by-law prevails, being former City of Toronto by-law 645-76 as amended.

555 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 693-80, as amended.

555 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 258-71, as amended.

555 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-0612, as amended.

555 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 258-85, as amended.

555 SHERBOURNE ST, 583 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-0727, as amended.

555 Sherbourne Street

On these lands the following by-law prevails, being former City of Toronto by-law 258-71 as amended.

555 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 284-68, as amended.

556 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 261-68, as amended.

557 CHURCH ST

On these lands the following by-law prevails, being former City of Toronto by-law 209-82, as amended.

56 - 56H WEST AVE

On these lands the following by-law prevails, being former City of Toronto by-law 705-82, as amended.

56 WELLESLEY ST E

On these lands the following by-law prevails, being former City of Toronto by-law 443-84, as amended.

560 Palmerston Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 181-69 as amended.

561 CHURCH ST

On these lands the following by-law prevails, being former City of Toronto by-law 26-76, as amended.

561, 577-585 Church Street, 86-96 Gloucester Street, and 79 Isabella Street

On these lands the following by-law prevails, being former City of Toronto by-law 28-76 as amended.

568 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 210-84, as amended.

568 JARVIS ST

On these lands the following by-law prevails, being former City of Toronto by-law 490-67, as amended.

57 - 59 HILLSDALE AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 392-78, as amended.

57 ADELAIDE ST E

On these lands the following by-law prevails, being former City of Toronto by-law 76-90, as amended.

57 Alvin Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 44-86 as amended.

571 BLOOR ST W, 34 LENNOX ST, 581 - 603 MARKHAM ST

On these lands the following by-law prevails, being former City of Toronto by-law 717-82, as amended.

575 ADELAIDE ST W, 645 - 653 ADELAIDE ST W, 618 - 654 ADELAIDE ST W, 700 - 754 KING ST W, 49 - 57 MICHENER CRT, 48 - 56 MICHENER CRT, 109 - 123 TECUMSETH ST, 75 - 101 TECUMSETH ST

On these lands the following by-law prevails, being former City of Toronto by-law 690-79, as amended.

575 ADELAIDE ST W, 645 - 653 ADELAIDE ST W, 700 - 754 KING ST W, 49 - 57 MICHENER CRT, 48 - 56 MICHENER CRT, 75 - 101 TECUMSETH ST

On these lands the following by-law prevails, being former City of Toronto by-law 586-80, as amended.

575 ADELAIDE ST W, 645 - 653 ADELAIDE ST W, 700 - 754 KING ST W, 49 - 57 MICHENER CRT, 48 - 56 MICHENER CRT, 75 - 101 TECUMSETH ST

On these lands the following by-law prevails, being former City of Toronto by-law 587-80, as amended.

575 ADELAIDE ST W, 645 - 653 ADELAIDE ST W, 700 - 754 KING ST W, 49 - 57 MICHENER CRT, 48 - 56 MICHENER CRT, 75 - 101 TECUMSETH ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-0349, as amended.

575 ADELAIDE ST W, 645 - 653 ADELAIDE ST W, 700 - 754 KING ST W, 49 - 57 MICHENER CRT, 48 - 56 MICHENER CRT, 75 - 101 TECUMSETH ST

On these lands the following by-law prevails, being former City of Toronto by-law 489-84, as amended.

576 CHURCH ST

On these lands the following by-law prevails, being former City of Toronto by-law 821-80, as amended.

576 CHURCH ST, 380 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 21280, as amended.
576 QUEEN ST E

On these lands the following by-law prevails, being former City of Toronto by-law 32-82, as amended.
5-7A Brandon Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 157-82 as amended.
58 BROCK AVE

On these lands the following by-law prevails, being former City of Toronto by-law 567-82, as amended.
58 Brock Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 275-82 as amended.
580 DUPONT ST, 650 DUPONT ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-0654, as amended.
581 WELLINGTON ST W

On these lands the following by-law prevails, being former City of Toronto by-law 805-86, as amended.
583 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 547-85, as amended.
590 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 635-80, as amended.
590 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 862-80, as amended.
592 SHERBOURNE ST

On these lands the following by-law prevails, being former City of Toronto by-law 207-90, as amended.
593 COLLEGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 232-77, as amended.
595 BAY ST, 633 BAY ST, 25 ELM ST

On these lands the following by-law prevails, being former City of Toronto by-law 715-82, as amended.
595 BAY ST, 633 BAY ST, 25 ELM ST

On these lands the following by-law prevails, being former City of Toronto by-law 428-82, as amended.
595 BAY ST, 633 BAY ST, 25 ELM ST

On these lands the following by-law prevails, being former City of Toronto by-law 636-82, as amended.
595 BAY ST, 633 BAY ST, 25 ELM ST

On these lands the following by-law prevails, being former City of Toronto by-law 743-79, as amended.
595 BAY ST, 633 BAY ST, 25 ELM ST

On these lands the following by-law prevails, being former City of Toronto by-law 522-79, as amended.
6 FORT YORK BLVD, 2 HOUSEY ST, 20 HOUSEY ST, 360 LAKE SHORE BLVD W, 2A - 4B SPADINA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 94-0805, as amended.
6 HENRY ST

On these lands the following by-law prevails, being former City of Toronto by-law 42-76, as amended.
6 Townsley Street and 31 Union Street

On these lands the following by-law prevails, being former City of Toronto by-law 150-90 as amended.
60 - 70 CURZON ST, 97 JONES AVE

On these lands the following by-law prevails, being former City of Toronto by-law 95-0627, as amended.

60 - 70 CURZON ST, 97 JONES AVE

On these lands the following by-law prevails, being former City of Toronto by-law 94-0261, as amended.

60 and 97 Cavell Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 299-75 as amended.

60 HOMEWOOD AVE

On these lands the following by-law prevails, being former City of Toronto by-law 522-83, as amended.

60 MOUNTVIEW AVE

On these lands the following by-law prevails, being former City of Toronto by-law 22215, as amended.

60 MOUNTVIEW AVE

On these lands the following by-law prevails, being former City of Toronto by-law 22308, as amended.

60 Mountview Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 21986 as amended.

60 STANLEY TER

On these lands the following by-law prevails, being former City of Toronto by-law 480-91, as amended.

600 LONSDALE RD

On these lands the following by-law prevails, being former City of Toronto by-law 540-78, as amended.

601, 609-637 Kingston Road

On these lands the following by-law prevails, being former City of Toronto by-law 194-05 as amended.

61 - 63 JARVIS ST, 150 KING ST E, 166 - 168 KING ST E, 172 KING ST E

On these lands the following by-law prevails, being former City of Toronto by-law 97-0233, as amended.

61 - 65 PETMAN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 354-73, as amended.

61 MAIN ST

On these lands the following by-law prevails, being former City of Toronto by-law 455-85, as amended.

61 Pelham Park Gardens

On these lands the following by-law prevails, being former City of Toronto by-law 22946 as amended.

61 QUEEN ST E, 58 RICHMOND ST E

On these lands the following by-law prevails, being former City of Toronto by-law 250-85, as amended.

610 UNIVERSITY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 326-92, as amended.

618 - 654 ADELAIDE ST W, 109 - 123 TECUMSETH ST

On these lands the following by-law prevails, being former City of Toronto by-law 583-80, as amended.

618 - 654 ADELAIDE ST W, 109 - 123 TECUMSETH ST

On these lands the following by-law prevails, being former City of Toronto by-law 763-80, as amended.

619 AVENUE RD

On these lands the following by-law prevails, being former City of Toronto by-law 379-68, as amended.

619 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 436-75, as amended.

62 Dawes Road

On these lands the following by-law prevails, being former City of Toronto by-law 565-91 as amended.

62 WELLESLEY ST W

On these lands the following by-law prevails, being former City of Toronto by-law 231-79, as amended.
620 FLEET ST, 654 FLEET ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0245, as amended.
620 Church Street and 66 Isabella Street

On these lands the following by-law prevails, being former City of Toronto by-law 242-68 as amended.
620 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 706-83, as amended.
620 SPADINA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 660-78, as amended.
620 SPADINA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 661-78, as amended.
633 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 808-88, as amended.
636 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-0519, as amended.
64 - 70 SHUTER ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0064, as amended.
64 - 84 MERTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0551, as amended.
64 GLENLAKE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 816-80, as amended.
64 OXFORD ST

On these lands the following by-law prevails, being former City of Toronto by-law 368-81, as amended.
64 OXFORD ST

On these lands the following by-law prevails, being former City of Toronto by-law 370-81, as amended.
64 OXFORD ST

On these lands the following by-law prevails, being former City of Toronto by-law 369-81, as amended.
64 Oxford Street

On these lands the following by-law prevails, being former City of Toronto by-law 190-81 as amended.
645 Castlefield Avenue and 668 Roselawn Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 282-87 as amended.
645 Davenport Road

On these lands the following by-law prevails, being former City of Toronto by-law 20626 as amended.
64-84 Merton Street

On these lands the following by-law prevails, being former City of Toronto by-law 97-0523 as amended.
65 CHATSWORTH DR

On these lands the following by-law prevails, being former City of Toronto by-law 521-85, as amended.
65 HIGH PARK AVE

On these lands the following by-law prevails, being former City of Toronto by-law 22754, as amended.
65 ST CLAIR AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 513-82, as amended.

650 COLLEGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 739-81, as amended.

651 - 661 DUFFERIN ST

On these lands the following by-law prevails, being former City of Toronto by-law 88-67, as amended.

651-661 Dufferin Street

On these lands the following by-law prevails, being former City of Toronto by-law 165-67 as amended.

655 BAY ST, 38 ELM ST

On these lands the following by-law prevails, being former City of Toronto by-law 881-88, as amended.

655 Broadview Avenue and 10 Hogarth Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 54-67 as amended.

66 Boulton Ave

On these lands the following by-law prevails, being former City of Toronto by-law 370-77 as amended.

66 BOULTBEE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 742-83, as amended.

66 BOULTBEE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 458-83, as amended.

66 COLLIER ST

On these lands the following by-law prevails, being former City of Toronto by-law 241-72, as amended.

66 COLLIER ST

On these lands the following by-law prevails, being former City of Toronto by-law 313-71, as amended.

666 SPADINA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 20-69, as amended.

67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W

On these lands the following by-law prevails, being former City of Toronto by-law 353-77, as amended.

67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W

On these lands the following by-law prevails, being former City of Toronto by-law 485-77, as amended.

67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W

On these lands the following by-law prevails, being former City of Toronto by-law 392-83, as amended.

67 CURZON ST, 162 - 172 LESLIE ST

On these lands the following by-law prevails, being former City of Toronto by-law 416-77, as amended.

676 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 96-0034, as amended.

676 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 442-82, as amended.

6-8 Jenet Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 250-86 as amended.

69 WALES AVE

On these lands the following by-law prevails, being former City of Toronto by-law 590-79, as amended.

69 Wales Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 360-79 as amended.

69 YORKVILLE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 344-76, as amended.

695 COXWELL AVE, 1577 DANFORTH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 897-88, as amended.

69-69E Grange Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 262-89 as amended.

6A GREENLAW AVE

On these lands the following by-law prevails, being former City of Toronto by-law 165-93, as amended.

7 - 11 COATSWORTH CRES

On these lands the following by-law prevails, being former City of Toronto by-law 658-86, as amended.

7 BROADWAY AVE, 2345 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 709-86, as amended.

7 JACKES AVE

On these lands the following by-law prevails, being former City of Toronto by-law 380-75, as amended.

7 JACKES AVE, 16 SUMMERHILL AVE

On these lands the following by-law prevails, being former City of Toronto by-law 331-67, as amended.

7 JACKES AVE, 16 SUMMERHILL AVE

On these lands the following by-law prevails, being former City of Toronto by-law 235-68, as amended.

7 Jackes Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 164-75 as amended.

7 Jackes Avenue and 16 Summerhill Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 167-68 as amended.

7 Jones Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 263-84 as amended.

70 DELISLE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 419-67, as amended.

70 ROSEHILL AVE

On these lands the following by-law prevails, being former City of Toronto by-law 64-80, as amended.

70 ROSEHILL AVE

On these lands the following by-law prevails, being former City of Toronto by-law 65-80, as amended.

70 Shaftesbury Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 395-76 as amended.

700-706, 701-719 Coxwell Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 145-72 as amended.

704 SPADINA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 841-80, as amended.

707 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 279-80, as amended.

707 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 243-80, as amended.

707 St. Clair Avenue West

On these lands the following by-law prevails, being former City of Toronto by-law 237-81 as amended.

71 Beaty Ave

On these lands the following by-law prevails, being former City of Toronto by-law 374-84 as amended.

71 CHARLES ST E, 589 CHURCH ST, 72 ISABELLA ST

On these lands the following by-law prevails, being former City of Toronto by-law 507-77, as amended.

71 CHARLES ST E, 589 CHURCH ST, 72 ISABELLA ST

On these lands the following by-law prevails, being former City of Toronto by-law 506-77, as amended.

71 Merton Street

On these lands the following by-law prevails, being former City of Toronto by-law 496-77 as amended.

711 - 717 BAY ST, 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 71-91, as amended.

711 - 717 BAY ST, 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 41-79, as amended.

711 - 717 BAY ST, 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 840-78, as amended.

711 - 717 BAY ST, 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 834-79, as amended.

71-117 Blake Street

On these lands the following by-law prevails, being former City of Toronto by-law 136-78 as amended.

716 KINGSTON RD

On these lands the following by-law prevails, being former City of Toronto by-law 472-91, as amended.

717 Broadview Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 307-68 as amended.

71-71R, 83 Pape Avenue and 1015-1021 Queen Street East

On these lands the following by-law prevails, being former City of Toronto by-law 369-76 as amended.

72 Clinton Street and 622 College Street

On these lands the following by-law prevails, being former City of Toronto by-law 200-85 as amended.

720 Bathurst Street

On these lands the following by-law prevails, being former City of Toronto by-law 818-87 as amended.

720 BAY ST, 68 GERRARD ST W, 74 GERRARD ST W, 84 GERRARD ST W

On these lands the following by-law prevails, being former City of Toronto by-law 485-87, as amended.

720 Rhodes Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22876 as amended.

720 SPADINA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 22581, as amended.

720 SPADINA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 22767, as amended.

721 Shaw Street

On these lands the following by-law prevails, being former City of Toronto by-law 115-75 as amended.

73 GLENGOWAN RD

On these lands the following by-law prevails, being former City of Toronto by-law 533-80, as amended.

730 and 740 Pape Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 987-88 as amended.

730 DOVERCOURT RD

On these lands the following by-law prevails, being former City of Toronto by-law 22620, as amended.

730 Dovercourt Road

On these lands the following by-law prevails, being former City of Toronto by-law 22461 as amended.

730 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 223-67, as amended.

730 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 22910, as amended.

736 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 423-91, as amended.

74 - 86 GERRARD ST E

On these lands the following by-law prevails, being former City of Toronto by-law 56-82, as amended.

74 - 86 GERRARD ST E

On these lands the following by-law prevails, being former City of Toronto by-law 1-79, as amended.

74 - 86 GERRARD ST E

On these lands the following by-law prevails, being former City of Toronto by-law 763-78, as amended.

74 McGill Street

On these lands the following by-law prevails, being former City of Toronto by-law 151-78 as amended.

740 Pape Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 327-70 as amended.

741 Broadview Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 355-73 as amended.

75 Crescent Road

On these lands the following by-law prevails, being former City of Toronto by-law 325-84 as amended.

75 DALE AVE, 20 MC KENZIE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 409-81, as amended.

75 Dowling Avenue and 107-127 Springhurst Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 82-87 as amended.

750 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 425-91, as amended.

76 - 86 ASQUITH AVE, 88 ASQUITH AVE, 90 - 96 ASQUITH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 669-80, as amended.

76 GRANGE AVE, 15 LARCH ST

On these lands the following by-law prevails, being former City of Toronto by-law 646-87, as amended.

76 GRANGE AVE, 15 LARCH ST

On these lands the following by-law prevails, being former City of Toronto by-law 659-89, as amended.

76 LOMBARD ST, 79R RICHMOND ST E

On these lands the following by-law prevails, being former City of Toronto by-law 658-91, as amended.

766 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 420-91, as amended.

77 MC MURRICH ST, 950 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 95-0137, as amended.

77 ADELAIDE ST W

On these lands the following by-law prevails, being former City of Toronto by-law 131-78, as amended.

77 CHARLES ST E

On these lands the following by-law prevails, being former City of Toronto by-law 580-89, as amended.

77 ELM ST

On these lands the following by-law prevails, being former City of Toronto by-law 672-79, as amended.

77 Florence Street

On these lands the following by-law prevails, being former City of Toronto by-law 97-0530 as amended.

77 Ryerson Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 163-71 as amended.

77 St. Clair Avenue East

On these lands the following by-law prevails, being former City of Toronto by-law 22080 as amended.

77, 105 Adelaide Street West, 120, 130 King Street West

On these lands the following by-law prevails, being former City of Toronto by-law 121-80 as amended.

77° WRIGHT AVE

On these lands the following by-law prevails, being former City of Toronto by-law 179-71, as amended.

770 BAY ST

On these lands the following by-law prevails, being former City of Toronto by-law 427-91, as amended.

775 - 843 DUPLEX AVE, 770 - 844 DUPLEX AVE

On these lands the following by-law prevails, being former City of Toronto by-law 463-78, as amended.

777 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 1467, as amended.

78 - 84 HOLLY ST

On these lands the following by-law prevails, being former City of Toronto by-law 781-79, as amended.

78 Coleman Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 423-76 as amended.

781 - 789 OSSINGTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 820-78, as amended.

781 KING ST W, 787 KING ST W, 801 KING ST W, 180 NIAGARA ST, 44 TECUMSETH ST, 50 - 52 TECUMSETH ST, 54 TECUMSETH ST, 632 WELLINGTON ST W, 636 - 640 WELLINGTON ST W, 644 WELLINGTON ST W, 650 WELLINGTON ST W

On these lands the following by-law prevails, being former City of Toronto by-law 94-0641, as amended.

781-789 Ossington Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 523-79 as amended.

788 ADELAIDE ST W

On these lands the following by-law prevails, being former City of Toronto by-law 560-87, as amended.

789 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 246-74, as amended.

789 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 456-76, as amended.

789 Yonge Street

On these lands the following by-law prevails, being former City of Toronto by-law 114-74 as amended.

79 WELLINGTON ST W, 85 WELLINGTON ST W

On these lands the following by-law prevails, being former City of Toronto by-law 318-83, as amended.

79 WELLINGTON ST W, 85 WELLINGTON ST W

On these lands the following by-law prevails, being former City of Toronto by-law 701-82, as amended.

8 YORK ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0047, as amended.

8 Dalton Road

On these lands the following by-law prevails, being former City of Toronto by-law 157-69 as amended.

8 ELM ST, 33 GERRARD ST W, 43 GERRARD ST W

On these lands the following by-law prevails, being former City of Toronto by-law 440-85, as amended.

8 GEARY AVE

On these lands the following by-law prevails, being former City of Toronto by-law 386-83, as amended.

8 Geary Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 188-83 as amended.

8 IRWIN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 809-88, as amended.

80 DUNDAS ST E

On these lands the following by-law prevails, being former City of Toronto by-law 381-91, as amended.

80 CHARLES ST E, 625 CHURCH ST, 99 HAYDEN ST

On these lands the following by-law prevails, being former City of Toronto by-law 94-0481, as amended.

80 DANFORTH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 487-76, as amended.

80 Danforth Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 392-76 as amended .

80 ST CLAIR AVE E

On these lands the following by-law prevails, being former City of Toronto by-law 285-67, as amended.

80 St. Clair Avenue East

On these lands the following by-law prevails, being former City of Toronto by-law 100-68 as amended.

80 WINCHESTER ST

On these lands the following by-law prevails, being former City of Toronto by-law 88-78, as amended.

800 ADELAIDE ST W, 803 RICHMOND ST W

On these lands the following by-law prevails, being former City of Toronto by-law 820-88, as amended.

800 SPADINA RD

On these lands the following by-law prevails, being former City of Toronto by-law 258-89, as amended.

800 SPADINA RD

On these lands the following by-law prevails, being former City of Toronto by-law 507-82, as amended.

801 MOUNT PLEASANT RD, 803 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 74-81, as amended.

808 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 389-83, as amended.

81 MADISON AVE, 88 SPADINA RD, 99 WALMER RD

On these lands the following by-law prevails, being former City of Toronto by-law 622-91, as amended.

81, 99 Dalhousie Street, 125 Dundas Street East, 78-88 Mutual Street

On these lands the following by-law prevails, being former City of Toronto by-law 247-91 as amended.

8-12 St. Joseph Street

On these lands the following by-law prevails, being former City of Toronto by-law 328-88 as amended.

826 Bloor Street West, and 749A-753B Shaw Street

On these lands the following by-law prevails, being former City of Toronto by-law 463-92 as amended.

828 EASTERN AVE

On these lands the following by-law prevails, being former City of Toronto by-law 626-84, as amended.

83 Mutual Street

On these lands the following by-law prevails, being former City of Toronto by-law 32-90 as amended.

83 Silver Birch Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 214-83 as amended.

831 RICHMOND ST W, 71 - 99 STAFFORD ST, 70 - 98 STANLEY TER

On these lands the following by-law prevails, being former City of Toronto by-law 453-75, as amended.

831 RICHMOND ST W, 71 - 99 STAFFORD ST, 70 - 98 STANLEY TER

On these lands the following by-law prevails, being former City of Toronto by-law 301-75, as amended.

831 RICHMOND ST W, 71 - 99 STAFFORD ST, 70 - 98 STANLEY TER

On these lands the following by-law prevails, being former City of Toronto by-law 399-74, as amended.

833 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 86-91, as amended.

836 St. Clair Avenue West

On these lands the following by-law prevails, being former City of Toronto by-law 42-75 as amended.

840 KING ST W

On these lands the following by-law prevails, being former City of Toronto by-law 58-88, as amended.

85 WEST TORONTO ST, 110 WEST TORONTO ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0480, as amended.

85 Spencer Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 271-70 as amended.

86 JONES AVE

On these lands the following by-law prevails, being former City of Toronto by-law 562-91, as amended.

87 GERRARD ST E

On these lands the following by-law prevails, being former City of Toronto by-law 527-89, as amended.

87 SCOLLARD ST

On these lands the following by-law prevails, being former City of Toronto by-law 258-75, as amended.

87 Scollard Street

On these lands the following by-law prevails, being former City of Toronto by-law 236-81 as amended.

875-877 St. Clair Avenue West

On these lands the following by-law prevails, being former City of Toronto by-law 94-0024 as amended.

877 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 756-77, as amended.

877 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 257-80, as amended.

877 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 559-82, as amended.

877 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 746-79, as amended.

878 YONGE ST, 890 - 900 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 667-83, as amended.

879 St. Clair Avenue West

On these lands the following by-law prevails, being former City of Toronto by-law 272-85 as amended.

88 ASQUITH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 779-83, as amended.

88 Coleman Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 424-76 as amended.

887-903 Woodbine Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 273-93 as amended.

89 CHESTNUT ST

On these lands the following by-law prevails, being former City of Toronto by-law 192-68, as amended.

89 CHESTNUT ST

On these lands the following by-law prevails, being former City of Toronto by-law 147-72, as amended.

89 Chestnut Street

On these lands the following by-law prevails, being former City of Toronto by-law 142-69 as amended.

890 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 22804, as amended.

890 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 803-78, as amended.

890 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 429-80, as amended.

890 MOUNT PLEASANT RD

On these lands the following by-law prevails, being former City of Toronto by-law 22719, as amended.

9 - 47 ACORES AVE, 22 - 48 ACORES AVE, 1 - 39 MINHO BLVD, 12 - 38 MINHO BLVD, 1095 - 1111 OSSINGTON AVE, 1152 - 1204 SHAW ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0229, as amended.

9 - 11 BRANDON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 95-0597, as amended.

9 BEDFORD RD, 220 BLOOR ST W, 5 PRINCE ARTHUR AVE

On these lands the following by-law prevails, being former City of Toronto by-law 364-87, as amended.

9 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 691-77, as amended.

9 HAZELTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 501-77, as amended.

9 WEBSTER AVE

On these lands the following by-law prevails, being former City of Toronto by-law 22-75, as amended.

90 - 92 ISABELLA ST

On these lands the following by-law prevails, being former City of Toronto by-law 362-78, as amended.

90 - 92 ISABELLA ST

On these lands the following by-law prevails, being former City of Toronto by-law 363-78, as amended.

90 ADELAIDE ST E, 69 LOMBARD ST, 77 LOMBARD ST

On these lands the following by-law prevails, being former City of Toronto by-law 96-0140, as amended.

90 ADELAIDE ST E, 77 LOMBARD ST

On these lands the following by-law prevails, being former City of Toronto by-law 711-77, as amended.

90 CURZON ST, 98J - 98M CURZON ST

On these lands the following by-law prevails, being former City of Toronto by-law 582-89, as amended.

90-92 Knox Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 664-77 as amended.

91 Augusta Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 60-67 as amended.

911-917 St. Clarens Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 122-72 as amended.

918 PALMERSTON AVE

On these lands the following by-law prevails, being former City of Toronto by-law 520-86, as amended.

919 -1005 DUFFERIN ST, 420 - 492 GLADSTONE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 62-67, as amended.

921 ST CLAIR AVE W

On these lands the following by-law prevails, being former City of Toronto by-law 47-79, as amended.

925 St. Clair Avenue West

On these lands the following by-law prevails, being former City of Toronto by-law 103-79 as amended.

929 Queen Street East

On these lands the following by-law prevails, being former City of Toronto by-law 86-81 as amended.

93 - 95 LAVINIA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 560-90, as amended.

93 DAWLISH AVE

On these lands the following by-law prevails, being former City of Toronto by-law 585-86, as amended.

93 Madison Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 198-85 as amended.

94 BELMONT ST

On these lands the following by-law prevails, being former City of Toronto by-law 479-75, as amended.

94 Cumberland Street and 116 Hazelton Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 22192 as amended.

95 - 99 CRANBROOKE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 919-79, as amended.
95 - 107 WELLINGTON ST W
On these lands the following by-law prevails, being former City of Toronto by-law 30-83, as amended.
95 - 107 WELLINGTON ST W
On these lands the following by-law prevails, being former City of Toronto by-law 592-84, as amended.
95 ST CLAIR AVE W
On these lands the following by-law prevails, being former City of Toronto by-law 22304, as amended.
95 SUMMERHILL AVE
On these lands the following by-law prevails, being former City of Toronto by-law 835-80, as amended.
95 Summerhill Avenue
On these lands the following by-law prevails, being former City of Toronto by-law 333-81 as amended.
95 WOOD ST
On these lands the following by-law prevails, being former City of Toronto by-law 364-92, as amended.
951 BAY ST
On these lands the following by-law prevails, being former City of Toronto by-law 22928, as amended.
951 BAY ST
On these lands the following by-law prevails, being former City of Toronto by-law 21926, as amended.
96 and 96A Admiral Road
On these lands the following by-law prevails, being former City of Toronto by-law 100-82 as amended.
96 GERRARD ST E
On these lands the following by-law prevails, being former City of Toronto by-law 241-73, as amended.
96 GERRARD ST E
On these lands the following by-law prevails, being former City of Toronto by-law 723-85, as amended.
96 Gerrard Street East
On these lands the following by-law prevails, being former City of Toronto by-law 110-72 as amended.
96-108 Nassau Street
On these lands the following by-law prevails, being former City of Toronto by-law 21279 as amended.
97 LEE AVE
On these lands the following by-law prevails, being former City of Toronto by-law 560-79, as amended.
97 Lee Avenue
On these lands the following by-law prevails, being former City of Toronto by-law 306-79 as amended.
98 Trinity Street
On these lands the following by-law prevails, being former City of Toronto by-law 803-84 as amended.
98A - 98H CURZON ST
On these lands the following by-law prevails, being former City of Toronto by-law 485-86, as amended.
99 Cameron Street, 216-220, 222 Spadina Avenue
On these lands the following by-law prevails, being former City of Toronto by-law 466-80 as amended.
99 QUEEN ST E
On these lands the following by-law prevails, being former City of Toronto by-law 505-82, as amended.
997-1001 Bay Street, 21 St. Joseph Street
On these lands the following by-law prevails, being former City of Toronto by-law 123-86 as amended.

Alex Mews and Marlborough Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 191-72 as amended.

Astley Avenue and Standish Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 575-79 as amended.

Baldwin Street, Beverley Street and Cecil Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 310-74 as amended.

Balliol Street and Davisville Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 22535 as amended.

Banff Road and Eglinton Avenue East Area

On these lands the following by-law prevails, being former City of Toronto by-law 200-80 as amended.

Banff Road and Eglinton Avenue East Area

On these lands the following by-law prevails, being former City of Toronto by-law 154-74 as amended.

Bathurst Street, King Street West, Tecumseth Street and Wellington Street West Area

On these lands the following by-law prevails, being former City of Toronto by-law 345-79 as amended.

Bay Street, Gerrard Street West and Yonge Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 245-79 as amended.

Berwick Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 204-80 as amended.

Bleecker Street and Ontario Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 493-77 as amended

Bleecker Street and Ontario Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 154-82 as amended.

Bloor Street West, Huron Street, and St. George Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 326-85 as amended.

Bloor Street West, Lennox Street and Markham Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 228-83 as amended.

Boler Street and Shipman Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 283-69 as amended.

Bowood Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 136-77 as amended.

Brick Court and Leslie Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 448-92 as amended.

Castle Frank Crescent

On these lands the following by-law prevails, being former City of Toronto by-law 21381 as amended.

Clinton Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 190-89 as amended.

Connable Drive and Lyndhurst Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 365-75 as amended.

Cornish Road

On these lands the following by-law prevails, being former City of Toronto by-law 576-79 as amended.

Cottingham Street

On these lands the following by-law prevails, being former City of Toronto by-law 880-79 as amended.

Danforth Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 359-76 as amended.

Davenport Road and Walmer Road Area

On these lands the following by-law prevails, being former City of Toronto by-law 814-87 as amended.

Davenport Road, MacPherson Avenue, and Spadina Road Area

On these lands the following by-law prevails, being former City of Toronto by-law 813-87 as amended.

De Grassi Street, Dundas Street East and West Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 287-77 as amended.

Delaware Avenue North

On these lands the following by-law prevails, being former City of Toronto by-law 221-79 as amended.

Dufferin Street-Gladstone Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 190-69 as amended.

Dundas Street West

On these lands the following by-law prevails, being former City of Toronto by-law 564-82 as amended.

Dundas Street West

On these lands the following by-law prevails, being former City of Toronto by-law 634-88 as amended.

Eastwood Road

On these lands the following by-law prevails, being former City of Toronto by-law 267-76 as amended.

Edgewood Avenue and Fitzgerald Mews Area

On these lands the following by-law prevails, being former City of Toronto by-law 94-0576 as amended.

Edgewood Avenue and Kellner Court

On these lands the following by-law prevails, being former City of Toronto by-law 234-81 as amended.

Front Street West Area

1 BLUE JAYS WAY, 4 BLUE JAYS WAY, 305 BREMNER BLVD, 299 FRONT ST W, 301 FRONT ST W, 325 FRONT ST W, 361 FRONT ST W, 365 FRONT ST W, 381 - 389 FRONT ST W, 433 FRONT ST W, 350 LAKE SHORE BLVD W, 3 - 8 1 NAVY WHARF CRT, 89R NAVY WHARF CRT, 10 NAVY WHARF CRT, 23 SPADINA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 94-0806, as amended.

Front Street West Area

1 BLUE JAYS WAY, 4 BLUE JAYS WAY, 305 BREMNER BLVD, 299 FRONT ST W, 301 FRONT ST W, 325 FRONT ST W, 361 FRONT ST W, 365 FRONT ST W, 381 - 389 FRONT ST W, 433 FRONT ST W, 350 LAKE SHORE BLVD W, 3 - 8 1 NAVY WHARF CRT, 89R NAVY WHARF CRT, 10 NAVY WHARF CRT, 23 SPADINA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 97-0612, as amended.

Gerrard Street East and Sherbourne Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 21115 as amended.

Greenwood Avenue; Quarry Court; Sandstone Lane; Unity Road; Valifor Place

On these lands the following by-law prevails, being former City of Toronto by-law 162-84 as amended.

Greenwood Avenue-Quarry Court Area

451 - 475 GREENWOOD AVE, 1 - 43 LOUNT ST, 2 - 48 LOUNT ST, 1 - 23 QUARRY CRT, 2 - 24 QUARRY CRT, 1220 QUEEN ST E, 1 - 35 SANDSTONE LANE, 2 - 40 SANDSTONE LANE, 2 - 120 TORBRICK RD, 1 - 49 UNITY RD, 2 - 48 UNITY RD, 1 - 27 VALIFOR PL, 2 - 32 VALIFOR PL

On these lands the following by-law prevails, being former City of Toronto by-law 704-79, as amended.

Greenwood Avenue-Quarry Court Area

451 - 475 GREENWOOD AVE, 1 - 43 LOUNT ST, 2 - 48 LOUNT ST, 1 - 23 QUARRY CRT, 2 - 24 QUARRY CRT, 1220 QUEEN ST E, 1 - 35 SANDSTONE LANE, 2 - 40 SANDSTONE LANE, 2 - 120 TORBRICK RD, 1 - 49 UNITY RD, 2 - 48 UNITY RD, 1 - 27 VALIFOR PL, 2 - 32 VALIFOR PL

On these lands the following by-law prevails, being former City of Toronto by-law 535-80, as amended.

Greenwood Avenue-Quarry Court Area

451 - 475 GREENWOOD AVE, 1 - 43 LOUNT ST, 2 - 48 LOUNT ST, 1 - 23 QUARRY CRT, 2 - 24 QUARRY CRT, 1220 QUEEN ST E, 1 - 35 SANDSTONE LANE, 2 - 40 SANDSTONE LANE, 2 - 120 TORBRICK RD, 1 - 49 UNITY RD, 2 - 48 UNITY RD, 1 - 27 VALIFOR PL, 2 - 32 VALIFOR PL

On these lands the following by-law prevails, being former City of Toronto by-law 844-79, as amended.

Hazelton Avenue and Webster Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 192-69 as amended.

Heath Street East Area

On these lands the following by-law prevails, being former City of Toronto by-law 670-80 as amended.

Heyworth Crescent

On these lands the following by-law prevails, being former City of Toronto by-law 441-80 as amended.

Hook Avenue and Indian Grove Area

On these lands the following by-law prevails, being former City of Toronto by-law 96-0227 as amended.

Huron Street and Madison Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 318-75 as amended.

Jarvis Street

On these lands the following by-law prevails, being former City of Toronto by-law 517-76 as amended.

Keewatin Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 375-78 as amended.

King Street West Area

891 - 901 ADELAIDE ST W, 21 CANNIFF ST, 1005 KING ST W, 1029 -1071 KING ST W, 901 KING ST W, 905 KING ST W, 915 KING ST W, 1000 -1030 KING ST W, 954 KING ST W, 25 MASSEY ST, 90 SHANK ST, 96 SHANK ST, 24 SHAW ST, 18 STAFFORD ST, 100 STRACHAN AVE, 15 SUDBURY ST, 12 SUDBURY ST, 18 SUDBURY ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0521, as amended.

King Street West, Niagara Street, and Tecumseth Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 117-88 as amended.

King Street West, Shank Street, and Sudbury Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 694-86 as amended.

Lukow Terrace, MacDonell Avenue, Wabash Avenue and Wright Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 97-0247 as amended.

Niagara Street and Tecumseth Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 21026 as amended.

North Toronto- Roehampton Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 149-78 as amended.

North Toronto- Roehampton Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 326-80 as amended.

Oneida Avenue, Seneca Avenue, Willow Avenue, Withrow Street, and Wyandot Avenue Area

On these lands the following by-law prevails, being former City of Toronto by-law 96-0414 as amended.

Osler Street

On these lands the following by-law prevails, being former City of Toronto by-law 831-00 as amended.

Parliament Street- Queen Street E- Shuter Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 204-79 as amended.

Parliament Street- Queen Street E- Shuter Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 284-72 as amended.

Parliament Street-Front Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 116-82 as amended.

Queens Quay West Area

5 BATHURST ST, 25 BISHOP TUTU BLVD, 22 BISHOP TUTU BLVD, 155 HARBOUR ST, 433 - 545 LAKE SHORE BLVD W, 633 LAKE SHORE BLVD W, 34 LITTLE NORWAY CRES, 21 - 25 LOWER SPADINA AVE, 10 - 20 LOWER SPADINA AVE, 203 QUEENS QUAY W, 225 - 235 QUEENS QUAY W, 239 - 281 QUEENS QUAY W, 319 QUEENS QUAY W, 339 - 479 QUEENS QUAY W, 495 QUEENS QUAY W, 539 - 579 QUEENS QUAY W, 627 QUEENS QUAY W, 659 - 679 QUEENS QUAY W, 200 QUEENS QUAY W, 230 QUEENS QUAY W, 238 - 354 QUEENS QUAY W, 410 QUEENS QUAY W, 460 - 470 QUEENS QUAY W, 494 - 500 QUEENS QUAY W, 530 QUEENS QUAY W, 550 - 600 QUEENS QUAY W, 650 - 680 QUEENS QUAY W, 11 - 33 STADIUM RD, 8 YORK ST

On these lands the following by-law prevails, being former City of Toronto by-law 289-93, as amended.

Rankin Crescent Area

On these lands the following by-law prevails, being former City of Toronto by-law 182-90 as amended.

Richmond Street West and Stafford Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 252-74 as amended.

Silver Birch Avenue and Willow Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 423-80 as amended.

St. Clair Avenue West; Tarragona Boulevard & Viella Street Area

On these lands the following by-law prevails, being former City of Toronto by-law 383-99 as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 514-86, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 615-79, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 677-76, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 614-77, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 576-76, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 664-78, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 812-78, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 889-78, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 92-85, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 515-76, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 373-79, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER

SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 24-77, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 145-83, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 391-78, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 478-78, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 61-80, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171

FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 884-79, as amended.

St. Lawrence

5 - 29A AITKEN PL, 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, 1 - 25 DOUVILLE CRT, 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, 135 GEORGE ST S, 110 - 112 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 85 HENRY LANE TER, 50 HENRY LANE TER, 1 - 97 LONGBOAT AVE, 150 - 150R LONGBOAT AVE, 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, 5 - 43 PORTNEUF CRT, 6 - 36 PORTNEUF CRT, 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, 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, 140 THE ESPLANADE, 160 THE ESPLANADE, 133 WILTON ST

On these lands the following by-law prevails, being former City of Toronto by-law 879-80, as amended.

Trefann Court

2 - 10 FEE PL, 181 PARLIAMENT ST, 187 - 191 PARLIAMENT ST, 205 - 217 PARLIAMENT ST, 219 - 223 PARLIAMENT ST, 348 - 404 QUEEN ST E, 412 QUEEN ST E, 418 - 420 QUEEN ST E, 426 QUEEN ST E, 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, 526 - 528 QUEEN ST E, 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, 34 - 60 RIVER ST, 101 SACKVILLE ST, 123 - 125 SACKVILLE ST, 104 SACKVILLE ST, 108 - 130 SACKVILLE ST, 134 SACKVILLE ST, 136 - 138 SACKVILLE ST, 140 SACKVILLE ST, 325 SHUTER ST, 335 - 341 SHUTER ST, 343 - 423 SHUTER ST, 427 SHUTER ST, 429 - 445 SHUTER ST, 447 SHUTER ST, 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 81 - 111 SUMACH ST, 118 SUMACH ST, 90 SUMACH ST, 92 - 116 SUMACH ST, 15 - 37 SYDENHAM ST, 2 - 40 SYDENHAM ST, 29 - 31 TRACY ST, 10 TRACY ST, 5 - 15 TREFANN ST, 12 - 40 TREFANN ST, 8 TREFANN ST, 1 - 9 WASCANA AVE, 11 - 23 WASCANA AVE, 25 - 39 WASCANA AVE, 2 - 42 WASCANA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 546-83, as amended.

Trefann Court

2 - 10 FEE PL, 181 PARLIAMENT ST, 187 - 191 PARLIAMENT ST, 205 - 217 PARLIAMENT ST, 219 - 223 PARLIAMENT ST, 348 - 404 QUEEN ST E, 412 QUEEN ST E, 418 - 420 QUEEN ST E, 426 QUEEN ST E, 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, 526 - 528 QUEEN ST E, 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, 34 - 60 RIVER ST, 101 SACKVILLE ST, 123 - 125 SACKVILLE ST, 104 SACKVILLE ST, 108 - 130 SACKVILLE ST, 134 SACKVILLE ST, 136 - 138 SACKVILLE ST, 140 SACKVILLE ST, 325 SHUTER ST, 335 - 341 SHUTER ST, 343 - 423 SHUTER ST, 427 SHUTER ST, 429 - 445 SHUTER ST, 447 SHUTER ST, 449 - 463 SHUTER ST, 467 SHUTER ST, 567 SHUTER ST, 81 - 111 SUMACH ST, 118 SUMACH ST, 90 SUMACH ST, 92 - 116 SUMACH ST, 15 - 37 SYDENHAM ST, 2 - 40 SYDENHAM ST, 29 - 31 TRACY ST, 10 TRACY ST, 5 - 15 TREFANN ST, 12 - 40 TREFANN ST, 8 TREFANN ST, 1 - 9 WASCANA AVE, 11 - 23 WASCANA AVE, 25 - 39 WASCANA AVE, 2 - 42 WASCANA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 59-82, as amended.

Trefann Court

2 - 10 FEE PL, 181 PARLIAMENT ST, 187 - 191 PARLIAMENT ST, 205 - 217 PARLIAMENT ST, 219 - 223 PARLIAMENT ST, 348 - 404 QUEEN ST E, 412 QUEEN ST E, 418 - 420 QUEEN ST E, 426 QUEEN ST E, 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, 526 - 528 QUEEN ST E, 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, 34 - 60 RIVER ST, 101 SACKVILLE ST, 123 - 125 SACKVILLE ST, 104 SACKVILLE ST, 108 - 130 SACKVILLE ST, 134 SACKVILLE ST, 136 - 138 SACKVILLE ST, 140 SACKVILLE ST, 325 SHUTER ST, 335 - 341 SHUTER ST, 343 - 423 SHUTER ST, 427 SHUTER ST, 429 - 445 SHUTER ST, 447 SHUTER ST, 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 81 - 111 SUMACH ST, 118 SUMACH ST, 90 SUMACH ST, 92 - 116 SUMACH ST, 15 - 37 SYDENHAM ST, 2 - 40 SYDENHAM ST, 29 - 31 TRACY ST, 10 TRACY ST, 5 - 15 TREFANN ST, 12 - 40 TREFANN ST, 8

TREFANN ST, 1 - 9 WASCANA AVE, 11 - 23 WASCANA AVE, 25 - 39 WASCANA AVE, 2 - 42 WASCANA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 49-90, as amended.

Trefann Court

2 - 10 FEE PL, 181 PARLIAMENT ST, 187 - 191 PARLIAMENT ST, 205 - 217 PARLIAMENT ST, 219 - 223 PARLIAMENT ST, 348 - 404 QUEEN ST E, 412 QUEEN ST E, 418 - 420 QUEEN ST E, 426 QUEEN ST E, 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, 526 - 528 QUEEN ST E, 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, 34 - 60 RIVER ST, 101 SACKVILLE ST, 123 - 125 SACKVILLE ST, 104 SACKVILLE ST, 108 - 130 SACKVILLE ST, 134 SACKVILLE ST, 136 - 138 SACKVILLE ST, 140 SACKVILLE ST, 325 SHUTER ST, 335 - 341 SHUTER ST, 343 - 423 SHUTER ST, 427 SHUTER ST, 429 - 445 SHUTER ST, 447 SHUTER ST, 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 81 - 111 SUMACH ST, 118 SUMACH ST, 90 SUMACH ST, 92 - 116 SUMACH ST, 15 - 37 SYDENHAM ST, 2 - 40 SYDENHAM ST, 29 - 31 TRACY ST, 10 TRACY ST, 5 - 15 TREFANN ST, 12 - 40 TREFANN ST, 8 TREFANN ST, 1 - 9 WASCANA AVE, 11 - 23 WASCANA AVE, 25 - 39 WASCANA AVE, 2 - 42 WASCANA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 39-80, as amended.

Trefann Court

2 - 10 FEE PL, 181 PARLIAMENT ST, 187 - 191 PARLIAMENT ST, 205 - 217 PARLIAMENT ST, 219 - 223 PARLIAMENT ST, 348 - 404 QUEEN ST E, 412 QUEEN ST E, 418 - 420 QUEEN ST E, 426 QUEEN ST E, 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, 526 - 528 QUEEN ST E, 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, 34 - 60 RIVER ST, 101 SACKVILLE ST, 123 - 125 SACKVILLE ST, 104 SACKVILLE ST, 108 - 130 SACKVILLE ST, 134 SACKVILLE ST, 136 - 138 SACKVILLE ST, 140 SACKVILLE ST, 325 SHUTER ST, 335 - 341 SHUTER ST, 343 - 423 SHUTER ST, 427 SHUTER ST, 429 - 445 SHUTER ST, 447 SHUTER ST, 449 - 463 SHUTER ST, 467 SHUTER ST, 567 SHUTER ST, 81 - 111 SUMACH ST, 118 SUMACH ST, 90 SUMACH ST, 92 - 116 SUMACH ST, 15 - 37 SYDENHAM ST, 2 - 40 SYDENHAM ST, 29 - 31 TRACY ST, 10 TRACY ST, 5 - 15 TREFANN ST, 12 - 40 TREFANN ST, 8 TREFANN ST, 1 - 9 WASCANA AVE, 11 - 23 WASCANA AVE, 25 - 39 WASCANA AVE, 2 - 42 WASCANA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 696-81, as amended.

Trefann Court

2 - 10 FEE PL, 181 PARLIAMENT ST, 187 - 191 PARLIAMENT ST, 205 - 217 PARLIAMENT ST, 219 - 223 PARLIAMENT ST, 348 - 404 QUEEN ST E, 412 QUEEN ST E, 418 - 420 QUEEN ST E, 426 QUEEN ST E, 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, 526 - 528 QUEEN ST E, 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, 34 - 60 RIVER ST, 101 SACKVILLE ST, 123 - 125 SACKVILLE ST, 104 SACKVILLE ST, 108 - 130 SACKVILLE ST, 134 SACKVILLE ST, 136 - 138 SACKVILLE ST, 140 SACKVILLE ST, 325 SHUTER ST, 335 - 341 SHUTER ST, 343 - 423 SHUTER ST, 427 SHUTER ST, 429 - 445 SHUTER ST, 447 SHUTER ST, 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 81 - 111 SUMACH ST, 118 SUMACH ST, 90 SUMACH ST, 92 - 116 SUMACH ST, 15 - 37 SYDENHAM ST, 2 - 40 SYDENHAM ST, 29 - 31 TRACY ST, 10 TRACY ST, 5 - 15 TREFANN ST, 12 - 40 TREFANN ST, 8 TREFANN ST, 1 - 9 WASCANA AVE, 11 - 23 WASCANA AVE, 25 - 39 WASCANA AVE, 2 - 42 WASCANA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 532-78, as amended.

Trefann Court

2 - 10 FEE PL, 181 PARLIAMENT ST, 187 - 191 PARLIAMENT ST, 205 - 217 PARLIAMENT ST, 219 - 223 PARLIAMENT ST, 348 - 404 QUEEN ST E, 412 QUEEN ST E, 418 - 420 QUEEN ST E, 426 QUEEN ST E, 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, 526 - 528 QUEEN ST E, 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, 34 - 60 RIVER ST, 101 SACKVILLE ST, 123 - 125 SACKVILLE ST, 104 SACKVILLE ST, 108 - 130 SACKVILLE ST, 134 SACKVILLE ST, 136 - 138 SACKVILLE ST, 140 SACKVILLE ST, 325 SHUTER ST, 335 - 341 SHUTER ST, 343 - 423 SHUTER ST, 427 SHUTER ST, 429 - 445 SHUTER ST, 447 SHUTER ST, 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 81 - 111 SUMACH ST, 118 SUMACH ST, 90 SUMACH ST, 92 - 116 SUMACH ST, 15 - 37 SYDENHAM ST, 2 - 40 SYDENHAM ST, 29 - 31 TRACY ST, 10 TRACY ST, 5 - 15 TREFANN ST, 12 - 40 TREFANN ST, 8 TREFANN ST, 1 - 9 WASCANA AVE, 11 - 23 WASCANA AVE, 25 - 39 WASCANA AVE, 2 - 42 WASCANA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 531-78, as amended.

Trefann Court

2 - 10 FEE PL, 181 PARLIAMENT ST, 187 - 191 PARLIAMENT ST, 205 - 217 PARLIAMENT ST, 219 - 223

PARLIAMENT ST, 348 - 404 QUEEN ST E, 412 QUEEN ST E, 418 - 420 QUEEN ST E, 426 QUEEN ST E, 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, 526 - 528 QUEEN ST E, 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, 34 - 60 RIVER ST, 101 SACKVILLE ST, 123 - 125 SACKVILLE ST, 104 SACKVILLE ST, 108 - 130 SACKVILLE ST, 134 SACKVILLE ST, 136 - 138 SACKVILLE ST, 140 SACKVILLE ST, 325 SHUTER ST, 335 - 341 SHUTER ST, 343 - 423 SHUTER ST, 427 SHUTER ST, 429 - 445 SHUTER ST, 447 SHUTER ST, 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 81 - 111 SUMACH ST, 118 SUMACH ST, 90 SUMACH ST, 92 - 116 SUMACH ST, 15 - 37 SYDENHAM ST, 2 - 40 SYDENHAM ST, 29 - 31 TRACY ST, 10 TRACY ST, 5 - 15 TREFANN ST, 12 - 40 TREFANN ST, 8 TREFANN ST, 1 - 9 WASCANA AVE, 11 - 23 WASCANA AVE, 25 - 39 WASCANA AVE, 2 - 42 WASCANA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 533-78, as amended.

Trefann Court

2 - 10 FEE PL, 181 PARLIAMENT ST, 187 - 191 PARLIAMENT ST, 205 - 217 PARLIAMENT ST, 219 - 223 PARLIAMENT ST, 348 - 404 QUEEN ST E, 412 QUEEN ST E, 418 - 420 QUEEN ST E, 426 QUEEN ST E, 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, 526 - 528 QUEEN ST E, 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, 34 - 60 RIVER ST, 101 SACKVILLE ST, 123 - 125 SACKVILLE ST, 104 SACKVILLE ST, 108 - 130 SACKVILLE ST, 134 SACKVILLE ST, 136 - 138 SACKVILLE ST, 140 SACKVILLE ST, 325 SHUTER ST, 335 - 341 SHUTER ST, 343 - 423 SHUTER ST, 427 SHUTER ST, 429 - 445 SHUTER ST, 447 SHUTER ST, 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 81 - 111 SUMACH ST, 118 SUMACH ST, 90 SUMACH ST, 92 - 116 SUMACH ST, 15 - 37 SYDENHAM ST, 2 - 40 SYDENHAM ST, 29 - 31 TRACY ST, 10 TRACY ST, 5 - 15 TREFANN ST, 12 - 40 TREFANN ST, 8 TREFANN ST, 1 - 9 WASCANA AVE, 11 - 23 WASCANA AVE, 25 - 39 WASCANA AVE, 2 - 42 WASCANA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 547-83, as amended.

Union Station Area

On these lands the following by-law prevails, being former City of Toronto by-law 168-93 as amended.

Woodbine Park Development

53 - 73 BOARDWALK DR, 75 - 193 BOARDWALK DR, 9 - 35 BOARDWALK DR, 112 - 174 BOARDWALK DR, 176 - 192 BOARDWALK DR, 1215 -1245 EASTERN AVE, 101 - 117 JOSEPH DUGGAN RD, 27 - 99 JOSEPH DUGGAN RD, 100 - 110 JOSEPH DUGGAN RD, 116 JOSEPH DUGGAN RD, 20 - 98 JOSEPH DUGGAN RD, 1590 LAKE SHORE BLVD E, 1792 LAKE SHORE BLVD E, 1794 -1808 LAKE SHORE BLVD E, 1810 LAKE SHORE BLVD E, 1816 -1870 LAKE SHORE BLVD E, 1872 -1900 LAKE SHORE BLVD E, 21 - 99 NORTHERN DANCER BLVD, 1651 -1661 QUEEN ST E, 1669 QUEEN ST E, 1717 QUEEN ST E, 1733 -1863 QUEEN ST E, 103 - 113 SARAH ASHBRIDGE AVE, 119 SARAH ASHBRIDGE AVE, 21 - 101 SARAH ASHBRIDGE AVE, 118 SARAH ASHBRIDGE AVE, 20 - 112 SARAH ASHBRIDGE AVE, 119 WINNERS CRCL, 21 - 113 WINNERS CRCL, 20 - 98 WINNERS CRCL, 166 WOODBINE AVE, 76 - 150 WOODBINE AVE

On these lands the following by-law prevails, being former City of Toronto by-law 96-0279, as amended.

Yonge-Dundas Area

595 BAY ST, 98 BOND ST, 1 DUNDAS ST E, 25 DUNDAS ST E, 38 - 74 DUNDAS ST E, 17 GOULD ST, 277 VICTORIA ST, 285 - 299 YONGE ST, 311 YONGE ST, 313 - 327 YONGE ST, 302 YONGE ST, 322 - 354A YONGE ST, 356 YONGE ST, 360 - 364A YONGE ST, 368 YONGE ST, 372 - 378 YONGE ST, 400 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 97-0194, as amended.

950.60 Former City of York

950.60.1 York Zoning By-law 1-83

1844 Weston Road and 5 Bellevue Crescent

On these lands the following by-laws prevail, being City of York by-law PB 461, as amended.

1902 Weston Road

On these lands the following by-laws prevail, being City of York by-law PB 2866, as amended.

1906 - 1930 Weston Road

On these lands the following by-laws prevail, being City of York by-law PB 277, as amended.

1949-1979 Weston Road

On these lands the following by-laws prevail, being City of York by-law PB 2428, as amended.

1995 Weston Road

On these lands the following by-laws prevail, being City of York by-law PB 2494, as amended.

243 Alberta Avenue

On these lands the following by-laws prevail, being City of York by-law PB 13249, as amended.

29 South Station Street

On these lands the following by-laws prevail, being City of York by-law PB 758, as amended.

31 - 35 King Street (Former City of York)

On these lands the following by-laws prevail, being City of York by-law PB 197, as amended.

North Cedarvale Area

On these lands the following by-law prevails, being City of York by-law 12349, as amended.

Southwest side of Weston Road, Opposite Coulter Avenue

On these lands the following by-law prevails, being City of York by-law 200, as amended.

950.70 City of Toronto (Amalgamated)

950.70.1 Zoning By-laws in Amalgamated City

(CR 1590)

On these lands the following by-law prevails, being City of Toronto by-law 458-2005 as amended.

(RA 102)

On these lands the following by-law prevails, being City of Toronto by-law 992-2004 as amended.

(RA 108)

On these lands the following by-law prevails, being City of Toronto by-law 338-2003 as amended.

(RA 115)

On these lands the following by-law prevails, being City of Toronto by-law 461-2002 as amended.

(RA 116)

On these lands the following by-law prevails, being City of Toronto by-law 153-2002 as amended.

(RA 117)

On these lands the following by-law prevails, being City of Toronto by-law 343-2003 as amended.

(RA 118)

On these lands the following by-law prevails, being City of Toronto by-law 989-2003 as amended.

(RA 119)

On these lands the following by-law prevails, being City of Toronto by-law 824-2004 as amended.

(RA 120)

On these lands the following by-law prevails, being City of Toronto by-law 429-2000 as amended.

(RA 122) (RA 123) (RA 124) (RA 125) (RA 126) (OR 27)

On these lands the following by-law prevails, being City of Toronto by-law 1094-2002 as amended.

(RA 129)

On these lands the following by-law prevails, being City of Toronto by-law 92-2003 as amended.

(RA 133)

On these lands the following by-law prevails, being City of Toronto by-law 190-2002 as amended.

(RA 140)

On these lands the following by-law prevails, being City of Toronto by-law 196-2005 (OMB) as amended.

(RA 149 H(19)) (OR 28)

On these lands the following by-law prevails, being City of Toronto by-law 865-2008 (OMB) as amended.

(RA 152)

On these lands the following by-law prevails, being City of Toronto by-law 95-2009 as amended.

(RA 155)

On these lands the following by-law prevails, being City of Toronto by-law 134-2008 (OMB) as amended.

(RA 164)

On these lands the following by-law prevails, being City of Toronto by-law 687-2004 as amended.

(RA 165)

On these lands the following by-law prevails, being City of Toronto by-law 529-2003 as amended.

(RA 170)

On these lands the following by-law prevails, being City of Toronto by-law 867-2008 as amended.

(RA 174)

On these lands the following by-law prevails, being City of Toronto by-law 707-1998 as amended.

(RA 176)

On these lands the following by-law prevails, being City of Toronto by-law 903-1998 as amended.

(RA 178)

On these lands the following by-law prevails, being City of Toronto by-law 4-2006 as amended.

(RA 186)

On these lands the following by-law prevails, being City of Toronto by-law 107-2001 as amended.

(RA 196)

On these lands the following by-law prevails, being City of Toronto by-law 522-2006 as amended.

(RA 197)

On these lands the following by-law prevails, being City of Toronto by-law 845-2001 as amended.

(RA 198)

On these lands the following by-law prevails, being City of Toronto by-law 1239-2007 as amended.

(RA 199)

On these lands the following by-law prevails, being City of Toronto by-law 643-2002 as amended.

(RA 207)

On these lands the following by-law prevails, being City of Toronto by-law 3-2005 (OMB) as amended.

(RA 224)

On these lands the following by-law prevails, being City of Toronto by-law 944-2003 as amended.

(RA 228)

On these lands the following by-law prevails, being City of Toronto by-law 127-2008 as amended.

(RA 230)

On these lands the following by-law prevails, being City of Toronto by-law 1069-2007 as amended.

(RA 236)

On these lands the following by-law prevails, being City of Toronto by-law 825-1998 as amended.
(RA 237)

On these lands the following by-law prevails, being City of Toronto by-law 809-2007 as amended.
(RA 250)

On these lands the following by-law prevails, being City of Toronto by-law 720-2000 as amended.
(RA 267)

On these lands the following by-law prevails, being City of Toronto by-law 536-2000 as amended.
(RA 271)

On these lands the following by-law prevails, being City of Toronto by-law 387-2008 as amended.
(RA 273)

On these lands the following by-law prevails, being City of Toronto by-law 744-2002 as amended.
(RA 274)

On these lands the following by-law prevails, being City of Toronto by-law 1056-2004 as amended.
(RA 277)

On these lands the following by-law prevails, being City of Toronto by-law 275-2000 as amended.
(RA 278) (OR 4)

On these lands the following by-law prevails, being City of Toronto by-law 400-1998 as amended.
(RA 286)

On these lands the following by-law prevails, being City of Toronto by-law 1107-2008 (OMB) as amended.
(RA 289)

On these lands the following by-law prevails, being City of Toronto by-law 739-2001 as amended.
(RA 346)

On these lands the following by-law prevails, being City of Toronto by-law 357-2003 as amended.
(RA 403)

On these lands the following by-law prevails, being City of Toronto by-law 693-2004 as amended.
(RA 408)

On these lands the following by-law prevails, being City of Toronto by-law 69-2000 as amended.
(RA 7)

On these lands the following by-law prevails, being City of Toronto by-law 365-2007 as amended.
(RD 765)

On these lands the following by-law prevails, being City of Toronto by-law 734-2005 as amended.
(RM 102)

On these lands the following by-law prevails, being City of Toronto by-law 599-2006 as amended.
(RM 112)

On these lands the following by-law prevails, being City of Toronto by-law 29-2007 (OMB) as amended.
(RM 32)

On these lands the following by-law prevails, being City of Toronto by-law 716-2003 as amended.
(RM 35)

On these lands the following by-law prevails, being City of Toronto by-law 255-2005 as amended.
(RM 36) (RT 307)

On these lands the following by-law prevails, being City of Toronto by-law 680-2000 as amended.

(RM 42) (RT 305)

On these lands the following by-law prevails, being City of Toronto by-law 470-2001 as amended.

(RM 43)

On these lands the following by-law prevails, being City of Toronto by-law 215-2000 as amended.

(RM 45)

On these lands the following by-law prevails, being City of Toronto by-law 634-2001 as amended.

(RM 47)

On these lands the following by-law prevails, being City of Toronto by-law 758-2003 as amended.

(RM 51)

On these lands the following by-law prevails, being City of Toronto by-law 878-2003 as amended.

(RM 54)

On these lands the following by-law prevails, being City of Toronto by-law 685-2005 as amended.

(RM 56)

On these lands the following by-law prevails, being City of Toronto by-law 113-1999 as amended.

(RM 57)

On these lands the following by-law prevails, being City of Toronto by-law 301-2000 as amended.

(RM 62) (RD 675) (RT 167)

On these lands the following by-law prevails, being City of Toronto by-law 482-2006 as amended.

(RM 71)

On these lands the following by-law prevails, being City of Toronto by-law 624-2006 as amended.

(RM 76)

On these lands the following by-law prevails, being City of Toronto by-law 682-1999 as amended.

(RM 80)

On these lands the following by-law prevails, being City of Toronto by-law 1125-2007 (OMB) as amended.

(RM 82)

On these lands the following by-law prevails, being City of Toronto by-law 681-1999 as amended.

(RM 84) (RA 248)

On these lands the following by-law prevails, being City of Toronto by-law 285-1998 as amended.

(RS 160)

On these lands the following by-law prevails, being City of Toronto by-law 700-2005 as amended.

(RS 192)

On these lands the following by-law prevails, being City of Toronto by-law 276-2002 as amended.

(RS 193)

On these lands the following by-law prevails, being City of Toronto by-law 482-2006 as amended.

(RS 194) (RT 93)

On these lands the following by-law prevails, being City of Toronto by-law 136-2008 (OMB) as amended.

(RS 195) (RT 94)

On these lands the following by-law prevails, being City of Toronto by-law 75-2003 as amended.

(RS 211)

On these lands the following by-law prevails, being City of Toronto by-law 159-2002 (OMB) as amended.

(RS 241)

On these lands the following by-law prevails, being City of Toronto by-law 799-2004 as amended.
(RS 68)

On these lands the following by-law prevails, being City of Toronto by-law 676-2000 as amended.
(RT 132)

On these lands the following by-law prevails, being City of Toronto by-law 374-2001 as amended.
(RT 161)

On these lands the following by-law prevails, being City of Toronto by-law 847-2006 as amended.
(RT 164)

On these lands the following by-law prevails, being City of Toronto by-law 185-2003 as amended.
(RT 165)

On these lands the following by-law prevails, being City of Toronto by-law 1146-2004 (OMB) as amended.
(RT 168)

On these lands the following by-law prevails, being City of Toronto by-law 678-1999 as amended.
(RT 169)

On these lands the following by-law prevails, being City of Toronto by-law 1058-2007 as amended.
(RT 171)

On these lands the following by-law prevails, being City of Toronto by-law 756-1998 as amended.
(RT 172)

On these lands the following by-law prevails, being City of Toronto by-law 625-2000 as amended.
(RT 183)

On these lands the following by-law prevails, being City of Toronto by-law 505-2008 as amended.
(RT 188)

On these lands the following by-law prevails, being City of Toronto by-law 204-2006 as amended.
(RT 190)

On these lands the following by-law prevails, being City of Toronto by-law 971-2000 as amended.
(RT 191)

On these lands the following by-law prevails, being City of Toronto by-law 907-1998 as amended.
(RT 197)

On these lands the following by-law prevails, being City of Toronto by-law 317-2007 as amended.
(RT 205)

On these lands the following by-law prevails, being City of Toronto by-law 904-2003 as amended.
(RT 207)

On these lands the following by-law prevails, being City of Toronto by-law 315-2000 as amended.
(RT 208)

On these lands the following by-law prevails, being City of Toronto by-law 405-1999 as amended.
(RT 209)

On these lands the following by-law prevails, being City of Toronto by-law 264-2000 as amended.
(RT 210)

On these lands the following by-law prevails, being City of Toronto by-law 444-2000 as amended.
(RT 211)

On these lands the following by-law prevails, being City of Toronto by-law 468-2005 (OMB) as amended.

(RT 216)

On these lands the following by-law prevails, being City of Toronto by-law 619-2009 (OMB) as amended.

(RT 219)

On these lands the following by-law prevails, being City of Toronto by-law 172-1998 as amended.

(RT 232)

On these lands the following by-law prevails, being City of Toronto by-law 758-1998 as amended.

(RT 245)

On these lands the following by-law prevails, being City of Toronto by-law 925-2006 as amended.

(RT 246)

On these lands the following by-law prevails, being City of Toronto by-law 253-2008 as amended.

(RT 247)

On these lands the following by-law prevails, being City of Toronto by-law 118-2004 as amended.

(RT 248)

On these lands the following by-law prevails, being City of Toronto by-law 128-2001 as amended.

(RT 252) (RA 431)

On these lands the following by-law prevails, being City of Toronto by-law 32-2007 (OMB) as amended.

(RT 259)

On these lands the following by-law prevails, being City of Toronto by-law 618-2009 (OMB) as amended.

(RT 302)

On these lands the following by-law prevails, being City of Toronto by-law 240-2007 as amended.

(RT 303)

On these lands the following by-law prevails, being City of Toronto by-law 112-2000 as amended.

(RT 304)

On these lands the following by-law prevails, being City of Toronto by-law 733-2004 as amended.

(RT 306)

On these lands the following by-law prevails, being City of Toronto by-law 445-2000 as amended.

(RT 308)

On these lands the following by-law prevails, being City of Toronto by-law 880-2003 as amended.

(RT 79)

On these lands the following by-law prevails, being City of Toronto by-law 45-1999 as amended.

(RT 80)

On these lands the following by-law prevails, being City of Toronto by-law 530-2004 as amended.

(RT 83)

On these lands the following by-law prevails, being City of Toronto by-law 126-2002 as amended.

(RT 89)

On these lands the following by-law prevails, being City of Toronto by-law 632-2006 as amended.

(RT 90)

On these lands the following by-law prevails, being City of Toronto by-law 535-2002 as amended.

(RT 96) (RA 112)

On these lands the following by-law prevails, being City of Toronto by-law 1099-2006 as amended.

1 MOUNT PLEASANT RD

On these lands the following by-law prevails, being City of Toronto by-law 991-01, as amended.
1 and 23 Bloor Street East, 14 Hayden Street, 709-711 Yonge Street

On these lands the following by-law prevails, being City of Toronto by-law 1167-08 as amended.
1 Beaverdale Road

On these lands the following by-law prevails, being City of Toronto by-law 910-2000, as amended.
1 BEDFORD RD, 230 - 244 BLOOR ST W

On these lands the following by-law prevails, being City of Toronto by-law 645-07, as amended.
1 Bedford Road, 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West

On these lands the following by-law prevails, being City of Toronto by-law 645-2007 (OMB) as amended.
1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE

On these lands the following by-law prevails, being City of Toronto by-law 640-2002 as amended.
1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE

On these lands the following by-law prevails, being City of Toronto by-law 640-2002, as amended.
1 Front Street East, 5, 7 The Esplanade

On these lands the following by-law prevails, being City of Toronto by-law 860-08 as amended.
1 Glen Park Avenue

On these lands the following by-law prevails, being City of Toronto by-law 881-1999, as amended.
1 SILVER AVE

On these lands the following by-law prevails, being City of Toronto by-law 679-99, as amended.
10 - 20 BAY ST, 85 HARBOUR ST

On these lands the following by-law prevails, being City of Toronto by-law 874-02, as amended.
10 Bellair Street and 100 Bloor Street West

On these lands the following by-law prevails, being City of Toronto by-law 133-99 as amended.
10 Delisle Avenue, 1560 Yonge Street

On these lands the following by-law prevails, being City of Toronto by-law 104-01 as amended.
10 San Romanoway

On these lands the following by-law prevails, being City of Toronto by-law 335-2010, as amended.
10 Sorauren Avenue

On these lands the following by-law prevails, being City of Toronto by-law 65-04 as amended.
100 - 104 ADELAIDE ST W, 120 - 130 ADELAIDE ST W, 111 RICHMOND ST W, 85 RICHMOND ST W, 12 SHEPPARD ST, 22 SHEPPARD ST

On these lands the following by-law prevails, being City of Toronto by-law 875-00, as amended.
100 QUEENS PARK

On these lands the following by-law prevails, being City of Toronto by-law 340-03, as amended.
100 Cowan Avenue

On these lands the following by-law prevails, being City of Toronto by-law 489-04 as amended.
1001 QUEEN ST W

On these lands the following by-law prevails, being City of Toronto by-law 895-03, as amended.
100-104 JOHN ST and 295 ADELAIDE ST W

On these lands the following by-law prevails, being City of Toronto by-law 517-2010 as amended.
1005 KING ST W, 915 KING ST W

On these lands the following by-law prevails, being City of Toronto by-law 296-02, as amended.
101 COLLEGE ST, 220 ELIZABETH ST, 150 GERRARD ST W, 661 UNIVERSITY AVE
On these lands the following by-law prevails, being City of Toronto by-law 503-01, as amended.
102 Spencer Avenue
On these lands the following by-law prevails, being City of Toronto by-law 669-01 as amended.
1020 to 1034 Sheppard Avenue West
On these lands the following by-law prevails, being City of Toronto by-law 1038-2002 as amended.
1025 LAKE SHORE BLVD E
On these lands the following by-law prevails, being City of Toronto by-law 198-05, as amended.
1031 Wilson Avenue
On these lands the following by-law prevails, being City of Toronto by-law 246-1999, as amended.
104 Trinity Street
On these lands the following by-law prevails, being City of Toronto by-law 346-04 as amended.
1051 Dupont Street
On these lands the following by-law prevails, being City of Toronto by-law 482-2005 as amended.
1075, 1077, 1083, 1087, 1091 and 1095 Leslie Street
On these lands the following by-laws prevail, being City of Toronto by-law 931-2009, as amended.
108 Sorauren Avenue
On these lands the following by-law prevails, being City of Toronto by-law 265-06 as amended.
108-116 George Street and 234 Adelaide Street East
On these lands the following by-law prevails, being City of Toronto by-law 215-2006 as amended.
1087 - 1111 DUNDAS ST E
On these lands the following by-law prevails, being City of Toronto by-law 287-02, as amended.
109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 80 YORKVILLE AVE
On these lands the following by-law prevails, being City of Toronto by-law 192-03 as amended.
109 - 111 CHANDOS AVE
On these lands the following by-law prevails, being City of Toronto by-law 782-00 as amended.
109 FRONT ST E, 110 - 112 GEORGE ST S, 140 THE ESPLANADE
On these lands the following by-law prevails, being City of Toronto by-law 273-98, as amended.
109-111 Chandos Avenue
On these lands the following by-law prevails, being City of Toronto by-law 782-00 as amended.
11 CHRISTIE ST, 388 - 398 CLINTON ST
On these lands the following by-law prevails, being City of Toronto by-law 733-01, as amended.
11 ST JOSEPH ST, 5 ST JOSEPH ST, 15 ST NICHOLAS ST, 9 ST NICHOLAS ST, 606 - 618 YONGE ST
On these lands the following by-law prevails, being City of Toronto by-law 469-98, as amended.
11 Elm Grove Avenue
On these lands the following by-law prevails, being City of Toronto by-law 103-03 as amended.
11 SCOLLARD ST, 21 SCOLLARD ST, 876 YONGE ST, 18 - 20 YORKVILLE AVE
On these lands the following by-law prevails, being City of Toronto by-law 588-02, as amended.
110 CHARLES ST W, 4 ST THOMAS ST, 6 - 8 ST THOMAS ST
On these lands the following by-law prevails, being City of Toronto by-law 60-08, as amended.

110 Charles Street East

On these lands the following by-law prevails, being City of Toronto by-law 1015-05 as amended.

1100 LANSDOWNE AVE

On these lands the following by-law prevails, being City of Toronto by-law 1046-05, as amended.

1100 Islington Avenue and 1 & 3 Chauncey Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1001-2004, as amended.

111 QUEENS PARK

On these lands the following by-law prevails, being City of Toronto by-law 742-02, as amended.

1117 Dundas Street West

On these lands the following by-law prevails, being former City of Toronto by-law 743-98 as amended.

1120 and 1130-1132 Weston Road

On these lands the following by-law prevails, being City of Toronto by-law 1029-2006, as amended.

1121 BAY ST

On these lands the following by-law prevails, being City of Toronto by-law 664-99, as amended.

1130 -1148 DAVENPORT RD

On these lands the following by-law prevails, being City of Toronto by-law 490-09, as amended.

114 Springhurst Avenue

On these lands the following by-law prevails, being City of Toronto by-law 546-01 as amended.

115 - 135 FLORENCE ST

On these lands the following by-law prevails, being City of Toronto by-law 5-03, as amended.

116 Spencer Avenue

On these lands the following by-law prevails, being City of Toronto by-law 70-04 as amended.

1169 QUEEN ST W

On these lands the following by-law prevails, being City of Toronto by-law 795-08, as amended.

117 EGLINTON AVE E

On these lands the following by-law prevails, being City of Toronto by-law 275-98, as amended.

119 Dowling Avenue

On these lands the following by-law prevails, being City of Toronto by-law 108-03 as amended.

1195 Queen Street East

On these lands the following by-law prevails, being City of Toronto by-law 695-00 as amended.

11A Elm Grove Avenue

On these lands the following by-law prevails, being City of Toronto by-law 105-03 as amended.

12 BONNYCASTLE ST, 143 LAKE SHORE BLVD E, 215 LAKE SHORE BLVD E, 259 - 291 LAKE SHORE BLVD E, 5 LOWER SHERBOURNE ST, 125 - 175R QUEENS QUAY E, 130 QUEENS QUAY E, 162 - 200 QUEENS QUAY E, 21 RICHARDSON ST, 2 SMALL ST

On these lands the following by-law prevails, being City of Toronto by-law 1049-06, as amended.

120 BROADVIEW AVE, 75 CARROLL ST, 50 MATILDA ST, 53 MUNRO ST

On these lands the following by-law prevails, being City of Toronto by-law 866-04, as amended.

120 Spencer Avenue

On these lands the following by-law prevails, being City of Toronto by-law 486-04 as amended.

121 AVENUE RD

On these lands the following by-law prevails, being City of Toronto by-law 1279-07, as amended.

121 EAST LIBERTY ST, 45 EAST LIBERTY ST, 128 - 132 EAST LIBERTY ST, 132R EAST LIBERTY ST, 14 - 20 STRACHAN AVE
On these lands the following by-law prevails, being City of Toronto by-law 600-05, as amended.

121 EAST LIBERTY ST, 45 EAST LIBERTY ST, 128 - 132 EAST LIBERTY ST, 132R EAST LIBERTY ST, 14 - 20 STRACHAN AVE
On these lands the following by-law prevails, being City of Toronto by-law 853-05, as amended.

121 EAST LIBERTY ST, 45 EAST LIBERTY ST, 128 - 132 EAST LIBERTY ST, 132R EAST LIBERTY ST, 14 - 20 STRACHAN AVE
On these lands the following by-law prevails, being City of Toronto by-law 684-03, as amended.

121 RUNNYMEDE RD
On these lands the following by-law prevails, being City of Toronto by-law 883-99, as amended.

12-18 Mercer Street and 60 John Street
On these lands the following by-law prevails, being City of Toronto by-law 1238-2009 as amended.

122 Spencer Avenue
On these lands the following by-law prevails, being City of Toronto by-law 487-04 as amended.

123 EGLINTON AVE E
On these lands the following by-law prevails, being City of Toronto by-law 881-98, as amended.

124 SPENCER AVE
On these lands the following by-law prevails, being City of Toronto by-law 977-09, as amended.

124 Spencer Avenue
On these lands the following by-law prevails, being City of Toronto by-law 977-2009 as amended.

124 Spenser Avenue
On these lands the following by-law prevails, being City of Toronto by-law 977-2009, as amended.

1245 DUPONT ST
On these lands the following by-law prevails, being City of Toronto by-law 724-04, as amended.

126 Simcoe Street
On these lands the following by-law prevails, being City of Toronto by-law 1080-07 as amended.

13 Sorauren Avenue
On these lands the following by-law prevails, being City of Toronto by-law 519-03 as amended

130 Gerrard Street East, 12-18 Horticultural Avenue, 337 Jarvis Street
On these lands the following by-law prevails, being City of Toronto by-law 8-00 as amended.

1302 KING ST W
On these lands the following by-law prevails, being City of Toronto by-law 554-01, as amended.

134 & 136 Manitoba Street and 527 & 535 Oxford Street
On these lands the following by-law prevails, being City of Toronto by-law 247-2000, as amended.

135 ST CLAIR AVE W
On these lands the following by-law prevails, being City of Toronto by-law 246-04, as amended.

135-141, 153 Weston Road
On these lands the following by-law prevails, being City of Toronto by-law 886-03 as amended.

1359 Dupont Street
On these lands the following by-law prevails, being City of Toronto by-law 920-2006 as amended.

1363 KING ST W

On these lands the following by-law prevails, being City of Toronto by-law 716-02, as amended.

14 Maynard Avenue

On these lands the following by-law prevails, being City of Toronto by-law 424-01 as amended.

140 - 144 REDPATH AVE

On these lands the following by-law prevails, being City of Toronto by-law 49-02, as amended.

1407 Royal York Road

On these lands the following by-law prevails, being City of Toronto by-law 318-2001, as amended.

1428 Royal York Road

On these lands the following by-law prevails, being City of Toronto by-law 714-2003, as amended.

1428 Royal York Road

On these lands the following by-law prevails, being City of Toronto by-law 714-2003, as amended.

143 Dowling Avenue

On these lands the following by-law prevails, being City of Toronto by-law 107-03 as amended.

1430 YONGE ST

On these lands the following by-law prevails, being City of Toronto by-law 460-04, as amended.

1435 Queen Street East

On these lands the following by-law prevails, being City of Toronto by-law 490-04 as amended.

1467-1515 Bathurst Street, 396 St. Clair Avenue West

On these lands the following by-law prevails, being City of Toronto by-law 358-98 as amended.

147 BRANDON AVE

On these lands the following by-law prevails, being City of Toronto by-law 488-06, as amended.

149 Cowan Avenue

On these lands the following by-law prevails, being City of Toronto by-law 423-01 as amended.

15 STAFFORD ST

On these lands the following by-law prevails, being City of Toronto by-law 936-04, as amended.

15 BRUYERES MEWS, 65 GRAND MAGAZINE ST, 75 IANNUZZI ST

On these lands the following by-law prevails, being City of Toronto by-law 351-06, as amended.

15 BRUYERES MEWS, 651 - 701 FLEET ST, 205 FORT YORK BLVD, 100 GARRISON RD, 65 GRAND MAGAZINE ST, 38 GRAND MAGAZINE ST, 75 IANNUZZI ST, 70 IANNUZZI ST, 262 ST CLAIR AVE W

On these lands the following by-law prevails, being City of Toronto by-law 494-07, as amended.

15 Callender Street

On these lands the following by-law prevails, being City of Toronto by-law 66-04 as amended.

15 GLEN MORRIS ST

On these lands the following by-law prevails, being City of Toronto by-law 880-09, as amended.

15 Primrose Avenue

On these lands the following by-law prevails, being City of Toronto by-law 75-2006

15 Primrose Avenue

On these lands the following by-law prevails, being City of Toronto by-law 75-2006 as amended.

15 Temple Avenue

On these lands the following by-law prevails, being City of Toronto by-law 700-00 as amended.

15 Thorburn Avenue

On these lands the following by-law prevails, being City of Toronto by-law 210-03 as amended.
15 Wilson Park Road
On these lands the following by-law prevails, being City of Toronto by-law 266-06 as amended.
150 - 152 ROEHAMPTON AVE
On these lands the following by-law prevails, being City of Toronto by-law 6-06, as amended.
150 - 152 ROEHAMPTON AVE
On these lands the following by-law prevails, being City of Toronto by-law 732-05, as amended.
150 SUDBURY ST
On these lands the following by-law prevails, being City of Toronto by-law 832-00, as amended.
150 Bloor Street West and 162 and 164 Cumberland Street
On these lands the following by-law prevails, being City of Toronto by-law 1171-2009 as amended.
150 Kilgour Road (Previously 350 Rumsey Road)
On these lands the following by-law prevails, being City of Toronto zoning by-law 124-2002 as amended.
150 Roehampton Avenue
On these lands the following by-law prevails, being City of Toronto by-law 732-2005 and 6-2006(OMB) as amended.
151 Tyndall Avenue
On these lands the following by-law prevails, being City of Toronto by-law 1044-01 as amended.
1510 KING ST W
On these lands the following by-law prevails, being City of Toronto by-law 882-07, as amended.
1510 King Street West
On these lands the following by-law prevails, being City of Toronto by-law 882-2007 (OMB) as amended.
1512 KING ST W
On these lands the following by-law prevails, being City of Toronto by-law 872-05, as amended.
1512 King Street West
On these lands the following by-law prevails, being City of Toronto by-law 872-2005 as amended.
1518 KING ST W
On these lands the following by-law prevails, being City of Toronto by-law 873-05, as amended.
1518 King Street West
On these lands the following by-law prevails, being City of Toronto by-law 873-2005 as amended.
1544 King Street West
On these lands the following by-law prevails, being City of Toronto by-law 770-2006 as amended.
155 Springhurst Avenue
On these lands the following by-law prevails, being City of Toronto by-law 258-05 as amended.
1554 KING ST W
On these lands the following by-law prevails, being City of Toronto by-law 257-05, as amended.
1554 King Street West
On these lands the following by-law prevails, being City of Toronto by-law 257-2005 as amended.
1558 Kipling Avenue
On these lands the following by-law prevails, being City of Toronto by-law 409-2001, as amended.
156 Cowan Avenue

On these lands the following by-law prevails, being City of Toronto by-law 364-02 as amended.

1563 Birchmount Road

On these lands the following by-law prevails, being City of Toronto by-law 666-2006 as amended.

159 - 225 RANKIN CRES, 158 - 212 RANKIN CRES, 275 - 277 WALLACE AVE

On these lands the following by-law prevails, being City of Toronto by-law 46-00, as amended.

160 Nashdene Road

On these lands the following by-law prevails, being City of Toronto by-law 202-2009, as amended.

16-20 Kimberley Avenue

On these lands the following by-law prevails, being City of Toronto by-law 169-06 as amended.

1638 Bloor Street West

The By-law as ordered by the Ontario Municipal Board's Decision and Order dated June 15, 2010, with the case number PL080764, shall prevail.

164 Avenue Road

On these lands the following by-law prevails, being City of Toronto by-law Bylaw 569-2008 (OMB), as amended.

164 Close Avenue

On these lands the following by-law prevails, being City of Toronto by-law 117-02 as amended.

165-185 North Queen Street (East side)

On these lands the following by-law prevails, being City of Toronto by-law 467-2002, as amended.

166 Dowling Avenue

On these lands the following by-law prevails, being City of Toronto by-law 768-2006, as amended.

167 CHURCH ST

On these lands the following by-law prevails, being City of Toronto by-law 452-03, as amended.

168 ANNETTE ST

On these lands the following by-law prevails, being City of Toronto by-law 423-03, as amended.

169 John Street

On these lands the following by-law prevails, being City of Toronto by-law 114-05 as amended.

169, 171, 173, and 177 Finch Avenue East

On these lands the following by-law prevails, being City of Toronto by-law 353-2010, as amended.

170 MANOR RD E, 650 MOUNT PLEASANT RD

On these lands the following by-law prevails, being City of Toronto by-law 543-04, as amended.

171 EAST LIBERTY ST

On these lands the following by-law prevails, being City of Toronto by-law 1150-08, as amended.

175 Avenue Road

On these lands the following by-law prevails, being City of Toronto by-law 137-2008 (OMB), as amended.

175 Brentcliff Road, 345 and 347 Rumsey Road, 510 and 520 Sutherland Drive

On these lands the following by-law prevails, being City of Toronto by-law 599-2006

178 (Rear portion) and 178R Ossington Avenue, 40 Argyle Place and Southeast corner of Ossington Avenue and Halton Street

On these lands the following by-law prevails, being City of Toronto by-law 1172-2009, as amended.

1795 Markham Road

On these lands the following by-law prevails, being City of Toronto by-law 687-2007 as amended.

18 BROWNLOW AVE

On these lands the following by-law prevails, being City of Toronto by-law 267-08, as amended.

18 WANLESS AVE

On these lands the following by-law prevails, being City of Toronto by-law 902-99, as amended.

18 Brownlow Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1280-07 as amended.

18 Spencer Avenue

On these lands the following by-law prevails, being City of Toronto by-law 769-2006 as amended.

18 STAFFORD ST

On these lands the following by-law prevails, being City of Toronto by-law 865-01, as amended.

18 YORK ST

On these lands the following by-law prevails, being City of Toronto by-law 549-02, as amended.

180 QUEEN ST W

On these lands the following by-law prevails, being City of Toronto by-law 355-03, as amended.

180 UNIVERSITY AVE

On these lands the following by-law prevails, being City of Toronto by-law 469-06, as amended.

181 Dowling Avenue

On these lands the following by-law prevails, being City of Toronto by-law 257-02 as amended.

1815 Yonge Street

On these lands the following by-law prevails, being City of Toronto by-law 1174-08 as amended.

1864-1876 Queen Street East

On these lands the following by-law prevails, being City of Toronto by-law 983-09 as amended.

188 REDPATH AVE

On these lands the following by-law prevails, being City of Toronto by-law 360-98, as amended.

189 Dunn Avenue

On these lands the following by-law prevails, being City of Toronto by-law 260-05 as amended.

19 RIVER ST

On these lands the following by-law prevails, being City of Toronto by-law 248-08, as amended.

1900 LAKE SHORE BLVD W

On these lands the following by-law prevails, being City of Toronto by-law 458-05, as amended.

19-29 Maughan Crescent

On these lands the following by-law prevails, being City of Toronto by-law 507-09 as amended.

195 Merton Street

On these lands the following by-law prevails, being City of Toronto by-law 358-00 as amended.

196 Dunn Avenue

On these lands the following by-law prevails, being City of Toronto by-law 208-03 as amended.

198 Dunn Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1046-01 as amended.

2 - 20 GROGAN MEWS, 10 - 28 LIGHTBOURN AVE

On these lands the following by-law prevails, being City of Toronto by-law 927-03, as amended.

2 ALEXANDRA BLVD, 2712 YONGE ST

On these lands the following by-law prevails, being City of Toronto by-law 81-99, as amended.

2 BLOOR ST W

On these lands the following by-law prevails, being City of Toronto by-law 85-01, as amended.

2 EASTERN AVE, 90 TRINITY ST

On these lands the following by-law prevails, being City of Toronto by-law 110-10, as amended.

2 ELM GROVE AVE

On these lands the following by-law prevails, being City of Toronto by-law 475-2010 as amended.

2 GLADSTONE AVE

On these lands the following by-law prevails, being City of Toronto by-law 1160-07, as amended.

2 Glenavon Road

On these lands the following by-law prevails, being City of Toronto by-law 212-03 as amended.

2 Holiday Drive

On these lands the following by-laws prevail, being City of Toronto by-laws 392-2008 and 641-2008, as amended.

2 HOUSEY ST, 20 HOUSEY ST

On these lands the following by-law prevails, being City of Toronto by-law 964-05, as amended.

2 ROXBOROUGH ST E

On these lands the following by-law prevails, being City of Toronto by-law 294-99, as amended.

20 Blue Jays Way

On these lands the following by-law prevails, being City of Toronto by-law 1-05 as amended.

20 FOUNDRY AVE

On these lands the following by-law prevails, being City of Toronto by-law 1075-09, as amended.

20 FOUNDRY AVE, 940 - 980 LANSLOWNE AVE

On these lands the following by-law prevails, being City of Toronto by-law 728-06, as amended.

20 GRANGE RD, 100 MC CAUL ST, 100R MC CAUL ST, 74 - 76 MC CAUL ST

On these lands the following by-law prevails, being City of Toronto by-law 714-01, as amended.

20 Senlac Road

The By-law as ordered by the Ontario Municipal Board's Decision and Order dated January 13, 2010, with the case number PL050374, shall prevail.

200 FRONT ST W, 230 FRONT ST W, 250 FRONT ST W, 175 WELLINGTON ST W

On these lands the following by-law prevails, being City of Toronto by-law 843-01, as amended.

200 QUEENS QUAY W, 8 YORK ST

On these lands the following by-law prevails, being City of Toronto by-law 609-98, as amended.

200 BALLIOL ST

On these lands the following by-law prevails, being City of Toronto by-law 805-04, as amended.

200 Royal York Road.

On these lands the following by-law prevails, being City of Toronto by-law 735-1999, as amended.

201 CARLAW AVE

On these lands the following by-law prevails, being City of Toronto by-law 705-06, as amended.

201 Carlaw AVE and 66 Boston Avenue

On these lands the following by-law prevails, being City of Toronto by-law 705-2006 as amended.

2027 DAVENPORT RD, 2029 -2035 DAVENPORT RD

On these lands the following by-law prevails, being City of Toronto by-law 726-02, as amended.

203 Dunn Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1048-01 as amended.

204 BLOOR ST W

On these lands the following by-law prevails, being City of Toronto by-law 907-06, as amended.

204 Bloor Street West

On these lands the following by-law prevails, being City of Toronto by-law 907-2006 as amended.

205 FORT YORK BLVD, 65 GRAND MAGAZINE ST, 38 GRAND MAGAZINE ST, 70 IANNUZZI ST

On these lands the following by-law prevails, being City of Toronto by-law 897-07, as amended.

207-217 Roslin Avenue

On these lands the following by-law prevails, being City of Toronto by-law 106-01 as amended.

21 - 31 WIDMER ST

On these lands the following by-law prevails, being City of Toronto by-law 95-06, as amended.

21 CARLTON ST

On these lands the following by-law prevails, being City of Toronto by-law 683-04, as amended.

21 Balmuto Street

On these lands the following by-law prevails, being City of Toronto by-law 226-07 as amended.

21 SWANWICK AVE

On these lands the following by-law prevails, being City of Toronto by-law 827-08, as amended.

21 Widmer Street

On these lands the following by-law prevails, being City of Toronto by-law 95-2006 as amended.

210 and 222 Ossington Avenue and, 227 and 235 Ossington Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1172-2009 as amended.

2110 DUNDAS ST E, 15 - 17 EDGEWOOD AVE, and 112 - 126 KINGSTON RD

On these lands the following by-law prevails, being City of Toronto by-law 673-2005 as amended.

2129 ST CLAIR AVE W

On these lands the following by-law prevails, being City of Toronto by-law 844-06, as amended.

215 - 231 FORT YORK BLVD

On these lands the following by-law prevails, being City of Toronto by-law 937-02, as amended.

215 - 231 FORT YORK BLVD

On these lands the following by-law prevails, being City of Toronto by-law 9-05, as amended.

215 - 231 FORT YORK BLVD

On these lands the following by-law prevails, being City of Toronto by-law 390-09, as amended.

215 - 231 FORT YORK BLVD

On these lands the following by-law prevails, being City of Toronto by-law 708-05, as amended.

216 Dunn Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1049-01 as amended.

22 WELLESLEY ST E

On these lands the following by-law prevails, being City of Toronto by-law 454-03, as amended.

22 Springhurst Avenue

On these lands the following by-law prevails, being City of Toronto by-law 531-03 as amended.

22 Thorburn Avenue

On these lands the following by-law prevails, being City of Toronto by-law 484-04 as amended.

2200 Lake Shore Boulevard West& 10 Park Lawn Road

The By-law as ordered by the Ontario Municipal Board's Order dated October 18, 2006, with the case number PL040456, shall prevail.

221, 223 and 225 Glen Park Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1241-2007, as amended.

222 BREMNER BLVD

On these lands the following by-law prevails, being City of Toronto by-law 1067-01, as amended.

2230 GERRARD ST E

On these lands the following by-law prevails, being City of Toronto by-law 378-04, as amended.

2230 GERRARD ST E

On these lands the following by-law prevails, being City of Toronto by-law 191-01, as amended.

2245 Lawrence Road West

On these lands the following by-law prevails, being City of Toronto by-law 148-2004

225 ELLIS AVE

On these lands the following by-law prevails, being City of Toronto by-law 970-00, as amended.

2261 GERRARD ST E

On these lands the following by-law prevails, being City of Toronto by-law 201-04, as amended.

2263 -2265 GERRARD ST E

On these lands the following by-law prevails, being City of Toronto by-law 677-05, as amended.

2263 and 2265 Gerrard Street East

On these lands the following by-law prevails, being City of Toronto by-law 677-2005 as amended.

2264 Lake Shore Boulevard West

On these lands the following by-law prevails, being City of Toronto by-law 1103-2001, as amended.

2298 Lake Shore Boulevard West

On these lands the following By-law prevails, being City of Toronto By-law: 607-2008.

230 - 250 WELLINGTON ST W, 250R WELLINGTON ST W, 270 WELLINGTON ST W

On these lands the following by-law prevails, being City of Toronto by-law 903-99, as amended.

230 ADELAIDE ST E, 112 GEORGE ST

On these lands the following by-law prevails, being City of Toronto by-law 215-06, as amended.

230 Lloyd Manor

On these lands the following By-laws prevail, being former City of Etobicoke By-law: 13207 and City of Toronto By-law 121-2003.

232-240 Berry Road

On these lands the following by-law prevails, being City of Toronto by-law 183-2002, as amended.

233 CARLAW AVE

On these lands the following by-law prevails, being City of Toronto by-law 916-03, as amended.

2340, 2356, 2362, 2370, 2372 Finch Avenue West, 3514 Weston Road, and 2, 15, 19, 21, 23 Toryork Drive

On these lands the following by-laws prevail, being City of Toronto by-laws 422-2003, and 518-2003, as amended.

2392-2398 Lakeshore Boulevard (Northwest side) and 13-23 Superior Avenue (Northeast side)

On these lands the following by-law prevails, being City of Toronto by-law 971-2003, as amended.

2-4 Sand Beach Road

On these lands the following by-law prevails, being City of Toronto by-law 976-2001, as amended.

24 Thorburn Avenue

On these lands the following by-law prevails, being City of Toronto by-law 485-04 as amended.

245 DAVISVILLE AVE

On these lands the following by-law prevails, being City of Toronto by-law 913-00, as amended.

245 CARLAW AVE

On these lands the following by-law prevails, being City of Toronto by-law 530-98, as amended.

245 Dalesford Road

On these lands the following by-law prevails, being City of Toronto by-law 840-2002, as amended.

2451 Birchmount Road

The By-law as ordered by the Ontario Municipal Board's Decision and Order dated May 7, 2010, with the case number PL090565, shall prevail.

25 BROADWAY AVE, 70 ROEHAMPTON AVE

On these lands the following by-law prevails, being City of Toronto by-law 817-07, as amended.

252, 270, 272 and 276 Bering Avenue

On these lands the following by-law prevails, being City of Toronto by-law 569-2006, as amended.

252, 270, 272, and 276 Bering Avenue

On these lands the following by-law prevails, being City of Toronto by-law 569-2006, as amended.

252-258 Victoria Street and 19-21 Dundas Square

On these lands the following by-law prevails, being City of Toronto by-law 234-2010, as amended.

2541A -2547A DUNDAS ST W, 2547B -2551B DUNDAS ST W

On these lands the following by-law prevails, being City of Toronto by-law 251-00, as amended.

255 - 267 COLLEGE ST

On these lands the following by-law prevails, being City of Toronto by-law F 8-03, as amended.

255 CHRISTIE ST

On these lands the following by-law prevails, being City of Toronto by-law 630-06, as amended.

255 Christie Street

On these lands the following by-law prevails, being City of Toronto by-law 630-2006 as amended.

255 Dalesford Road

On these lands the following by-law prevails, being City of Toronto by-law 284-2003, as amended.

2575 DANFORTH AVE, 2681 DANFORTH AVE, 2721 DANFORTH AVE

On these lands the following by-law prevails, being City of Toronto by-law 249-00, as amended.

26 LANSLOWNE AVE

On these lands the following by-law prevails, being City of Toronto by-law 414-05, as amended.

26 LANSLOWNE AVE

On these lands the following by-law prevails, being City of Toronto by-law 262-05, as amended.

26 Lansdowne Avenue

On these lands the following by-law prevails, being City of Toronto by-law 262-2005 as amended.

26 Maynard Avenue

On these lands the following by-law prevails, being City of Toronto by-law 550-01 as amended.

262 ST CLAIR AVE W

On these lands the following by-law prevails, being City of Toronto by-law 831-02, as amended.

265 Wincott

On these lands the following By-laws prevail, being former City of Etobicoke By-law: 13173 and City of Toronto By-law: 560-2000.

266 - 270 MACDONELL AVE, 272 MACDONELL AVE

On these lands the following by-law prevails, being City of Toronto by-law 471-00, as amended.

266 - 270 MACDONELL AVE, 272 MACDONELL AVE

On these lands the following by-law prevails, being City of Toronto by-law 741-99, as amended.

266 Dalesford Road

On these lands the following by-law prevails, being City of Toronto by-law 542-2005, as amended.

266 Dalesford Road

On these lands the following by-law prevails, being City of Toronto by-law 542-2005, as amended.

266 Dalesford Road

On these lands the following by-law prevails, being City of Toronto by-law 542-2005, as amended.

27 and 37 RICHMOND ST W, 8-14 TEMPERANCE ST (even numbers), 9 and 40 TEMPERANCE ST, 132, 160, and 176 YONGE ST, 333 BAY ST, 353-365 BAY ST (odd numbers) , 401 BAY ST

On these lands the following by-law prevails, being City of Toronto by-law 460-2006, as amended.

2727 Yonge Street

On these lands the following by-law prevails, being City of Toronto by-law 1171-08 as amended.

273 BLOOR ST W

On these lands the following by-law prevails, being City of Toronto by-law 292-04, as amended.

28 Maynard Avenue

On these lands the following by-law prevails, being City of Toronto by-law 109-03 as amended.

29, 29R-51 Florence Street

On these lands the following by-law prevails, being City of Toronto by-law 886-06 as amended.

290 Evans Avenue

On these lands the following by-law prevails, being City of Toronto by-law 313-2000, as amended.

2901 Bayview Avenue

On these lands the following by-law prevails, being City of Toronto by-law 610-2001, as amended.

2A-2C Beatrice Street, 982-984 Dundas Street West

On these lands the following by-law prevails, being City of Toronto by-law 569-00 as amended.

2R WELLESLEY PL, 6 WELLESLEY PL

On these lands the following by-law prevails, being City of Toronto by-law 902-02, as amended.

3 - 11 ICE CREAM LANE, 2 - 12 ICE CREAM LANE, 1 TRENT AVE, 1A TRENT AVE, 3 TRENT AVE

On these lands the following by-law prevails, being City of Toronto by-law 826-00, as amended.

3 Auckland Road

On these lands the following by-law prevails, being City of Toronto by-law 434-2007, as amended.

3, 5, 7, & 7a Tyre Avenue and the rear portions of 9 & 11 Tyre Avenue

On these lands the following by-law prevails, being City of Toronto by-law 280-2000, as amended.

30 - 78 ALENTEJO ST

On these lands the following by-law prevails, being City of Toronto by-law 87-00, as amended.

30 BAY ST, 18 - 60 HARBOUR ST, 10 - 12 QUEENS QUAY W, 10 YONGE ST, 12 - 16 YONGE ST, 13 YORK ST
On these lands the following by-law prevails, being City of Toronto by-law 362-98, as amended.

30 Alvin Avenue, 25-29 Heath Street East, 22 St. Clair Avenue East, 1501 Yonge Street
On these lands the following by-law prevails, being the City of Toronto by-law 810-08 as amended.

30 BOND ST
On these lands the following by-law prevails, being City of Toronto by-law 68-99, as amended.

30 Lansdowne Avenue
On these lands the following by-law prevails, being City of Toronto by-law 113-02 as amended.

30 Morrow Avenue
On these lands the following by-law prevails, being City of Toronto by-law 222-2006 as amended.

30 THE QUEENSWAY
On these lands the following by-law prevails, being City of Toronto by-law 891-03, as amended.

300 Evans Avenue
On these lands the following by-law prevails, being City of Toronto by-law 795-2001, as amended.

300 Front Street West
On these lands the following by-law prevails, being City of Toronto by-law 104-10 as amended.

301 MARKHAM ST
On these lands the following by-law prevails, being City of Toronto by-law 284-99, as amended.

3018-3020 Yonge Street
On these lands the following by-law prevails, being City of Toronto by-law 2-10 as amended.

306-308, 318-322 Richmond Street West
On these lands the following by-law prevails, being City of Toronto by-law 283-09 as amended.

3085 Bloor Street West and 20 Thompson Avenue
On these lands the following by-law prevails, being City of Toronto by-law 646-1999, as amended.

31 PARLIAMENT ST
On these lands the following by-law prevails, being City of Toronto by-law 30-07, as amended.

310 BAYVIEW AVE
On these lands the following by-law prevails, being City of Toronto by-law 1000-03, as amended.

310 and 320 Tweedsmuir Avenue
On these lands the following by-law prevails, being City of Toronto by-law 533-2010, as amended.

311 BAY ST
On these lands the following by-law prevails, being City of Toronto by-law 587-03, as amended.

3130 YONGE ST
On these lands the following by-law prevails, being City of Toronto by-law 491-00, as amended.

314 JARVIS ST
On these lands the following by-law prevails, being City of Toronto by-law 3-06, as amended.

314 Jarvis Street
On these lands the following by-law prevails, being City of Toronto by-law 3-2006 as amended.

314 Roncesvalles Avenue
On these lands the following by-law prevails, being City of Toronto by-law 479-2010 as amended.

314-365 Oakwood Avenue, 366-376 Oakwood Avenue (west side only)

On these lands the following by-law prevails, being City of Toronto By-law 829-2006, as amended.

314-365 Oakwood Avenue, and 366-376 Oakwood Avenue (west side only)

On these lands the following by-law prevails, being City of Toronto by-law 829-2006, as amended.

315-325 Dalesford Road

On these lands the following by-law prevails, being City of Toronto by-law 862-2007, as amended.

315-325 Dalesford Road

On these lands the following by-law prevails, being City of Toronto by-law 862-2007, as amended.

317 DUNDAS ST W

On these lands the following by-law prevails, being City of Toronto by-law 997-04, as amended.

318-318R Clinton Street; 11-23 Nancy Pocock Place

On these lands the following by-law prevails, being City of Toronto by-law 610-00 as amended.

319 CARLAW AVE

On these lands the following by-law prevails, being City of Toronto by-law 413-09, as amended.

319 Merton Street

On these lands the following by-law prevails, being City of Toronto by-law 983-01 as amended.

320 CARLAW AVE

On these lands the following by-law prevails, being City of Toronto by-law 248-99, as amended.

3201-3227 Eglinton Avenue East

On these lands the following by-law prevails, being City of Toronto by-law 739-2009, as amended.

321 BLOOR ST W

On these lands the following by-law prevails, being City of Toronto by-law 582-02, as amended.

323 Palmerston Boulevard

On these lands the following by-law prevails, being City of Toronto by-law 262-00 as amended.

326 KING ST W

On these lands the following by-law prevails, being City of Toronto by-law 908-00, as amended.

326 KING ST W

On these lands the following by-law prevails, being City of Toronto by-law 454-04, as amended.

327 Dixon Road

On these lands the following by-law prevails, being City of Toronto by-law 601-2009, as amended.

33 Charles Street East, 30-34 Isabella Street

On these lands the following by-law prevails, being City of Toronto by-law 235-04 as amended.

330 Spadina Road

On these lands the following by-law prevails, being City of Toronto by-law 470-05 as amended.

34 Rowanwood Avenue

On these lands the following by-law prevails, being City of Toronto by-law 412-05 as amended.

3415-3499 Weston Road (east side only)

On these lands the following by-laws prevail, being City of Toronto by-laws 422-2003, 518-2003, and 642-2008, as amended.

3415-3499 Weston Road (east side only) and 2345 Finch Avenue West

On these lands the following by-laws prevail, being City of Toronto by-laws 422-2003, and 518-2003, as amended.

35 BALMUTO ST, 764 YONGE ST

On these lands the following by-law prevails, being City of Toronto by-law 466-05, as amended.

35 Fieldway Road
On these lands the following by-law prevails, being City of Toronto by-law 733-2003, as amended.

351 WALLACE AVE
On these lands the following by-law prevails, being City of Toronto by-law 894-07, as amended.

352 FRONT ST W
On these lands the following by-law prevails, being City of Toronto by-law 970-09, as amended.

352 Front Street West
On these lands the following by-law prevails, being City of Toronto by-law 970-2009, as amended.

359 ROEHAMPTON AVE
On these lands the following by-law prevails, being City of Toronto by-law 85-10, as amended.

36 COLGATE AVE, 42 COLGATE AVE, 291 - 353 LOGAN AVE, 103 NATALIE PL, 23 - 101 NATALIE PL, 102 NATALIE PL, 4 - 90 NATALIE PL
On these lands the following by-law prevails, being City of Toronto by-law 603-99, as amended.

36 WHITEWOOD RD
On these lands the following by-law prevails, being City of Toronto by-law 545-04, as amended.

36 Whitewood Road
On these lands the following by-law prevails, being City of Toronto by-law 134-05 as amended.

363 Sorauren Avenue
On these lands the following by-law prevails, being City of Toronto by-law 143-05 as amended.

3672-3730 Lakeshore Boulevard (North side)
On these lands the following by-law prevails, being City of Toronto by-law 304-2000, as amended.

3700 Bathurst Street
On these lands the following by-laws prevail, being City of Toronto by-law 779-2007 and 1410-2007, as amended.

373 and 375 King Street West
On these lands the following by-law prevails, being City of Toronto by-law 317-08 as amended.

378 Wellington Street West, and 46-62 Spadina Avenue
On these lands the following by-law prevails, being City of Toronto by-law 490-2010, as amended.

38 GRAND MAGAZINE ST
On these lands the following by-law prevails, being City of Toronto by-law 1117-08, as amended.

38 Grenville Street
On these lands the following by-law prevails, being City of Toronto by-law 254-04 as amended.

38 The Esplanade
On these lands the following by-law prevails, being City of Toronto by-law 26-07 as amended.

388 - 398 CLINTON ST
On these lands the following by-law prevails, being City of Toronto by-law 580-02, as amended.

39 Beaty Avenue
On these lands the following by-law prevails, being City of Toronto by-law 624-01 as amended

390 CHERRY ST, 15 - 55 MILL ST
On these lands the following by-law prevails, being City of Toronto by-law 5-10, as amended.

390 CHERRY ST, 15 - 55 MILL ST, 60 - 80 MILL ST

On these lands the following by-law prevails, being City of Toronto by-law 749-03, as amended.
391 and 393 Roxton Road

On these lands the following by-law prevails, being City of Toronto by-law 219-02 as amended.
391 CHERRY ST

On these lands the following by-law prevails, being City of Toronto by-law 1266-08, as amended.
395 - 397 BRUNSWICK AVE, 399 - 403 BRUNSWICK AVE

On these lands the following by-law prevails, being City of Toronto by-law 397-00, as amended.
395 - 405 HURON ST

On these lands the following by-law prevails, being City of Toronto by-law 1378-07, as amended.
399 BATHURST ST

On these lands the following by-law prevails, being City of Toronto by-law 912-09, as amended.
40 - 42 WESTMORELAND AVE

On these lands the following by-law prevails, being City of Toronto by-law 872-04, as amended.
40 BAY ST

On these lands the following by-law prevails, being City of Toronto by-law 1086-05, as amended.
40 Beaty Avenue

On these lands the following by-law prevails, being City of Toronto by-law 428-01 as amended.
40 DOVERCOURT RD

On these lands the following by-law prevails, being City of Toronto by-law 225-09, as amended.
400 JARVIS ST, 404 JARVIS ST, 281 MUTUAL ST

On these lands the following by-law prevails, being City of Toronto by-law 716-01, as amended.
403 KEELE ST

On these lands the following by-law prevails, being City of Toronto by-law 746-03, as amended.
406 Adelaide Street East

On these lands the following by-law prevails, being City of Toronto by-law 1412-2007 as amended.
42 Beaty Avenue

On these lands the following by-law prevails, being City of Toronto by-law 67-04 as amended.
424-460 Adelaide St E, 381-411 Richmond St E

On these lands the following by-law prevails, being 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.
426 University Avenue

On these lands the following by-law prevails, being City of Toronto by-law 481-2010, as amended.
43 HANNA AVE

On these lands the following by-law prevails, being City of Toronto by-law 861-04, as amended.
430 BROADVIEW AVE, 548 - 550 GERRARD ST E, 558 GERRARD ST E, 14 ST MATTHEWS RD

On these lands the following by-law prevails, being City of Toronto by-law 750-09, as amended.
430 BROADVIEW AVE, 548 - 550 GERRARD ST E, 558 GERRARD ST E, 14 ST MATTHEWS RD

On these lands the following by-law prevails, being City of Toronto by-law 157-06, as amended.
430 King Street West

On these lands the following by-law prevails, being City of Toronto by-law 1349-07 as amended.
4325 Bloor Street West

On these lands the following by-laws prevail, being City of Toronto by-laws 643-2007(OMB) and 1126-2007(OMB), as amended.

435 Browns Line

On these lands the following by-law prevails, being City of Toronto by-law 872-1999, as amended.

445-449 Royal York Road

On these lands the following by-law prevails, being City of Toronto by-law 966-2003, as amended.

449 Logan Avenue

On these lands the following by-law prevails, being City of Toronto by-law 338-06 as amended.

45 DUNFIELD AVE, 77 DUNFIELD AVE

On these lands the following by-law prevails, being City of Toronto by-law 546-02, as amended.

45 LISGAR ST

On these lands the following by-law prevails, being City of Toronto by-law 158-02, as amended.

45 La Rose Avenue

On these lands the following by-law prevails, being City of Toronto by-law 319-2001, as amended.

450 Horner Avenue

On these lands the following by-law prevails, being City of Toronto by-law 885-2005, as amended.

451-515 Rosewell Avenue

On these lands the following by-law prevails, being City of Toronto by-law 942-2002 (OMB), as amended.

46 Lakeview Avenue

On these lands the following by-law prevails, being former City of Toronto by-law 311-00 as amended.

46 Wellesley Street East

On these lands the following by-law prevails, being City of Toronto by-law 675-2005, as amended.

468 Avenue Road

On these lands the following by-law prevails, being City of Toronto by-law 1103-06 as amended.

473 and 475 Oakwood Avenue

On these lands the following by-law prevails, being City of Toronto by-law 829-2006, as amended.

477-521 Oakwood Avenue (east side only), 504-540 Oakwood Avenue, 616-668 Vaughan Road (south side only), and 571-637 Vaughan Road (north side only)

On these lands the following by-law prevails, being City of Toronto by-law 829-2006, as amended.

492 Horner Avenue

On these lands the following by-law prevails, being City of Toronto by-law 92-2002, as amended.

494 - 496 KINGSTON RD

On these lands the following by-law prevails, being City of Toronto by-law 963-01, as amended.

5 HANNA AVE

On these lands the following by-law prevails, being City of Toronto by-law 520-05, as amended.

5 GLENAVON RD

On these lands the following by-law prevails, being City of Toronto by-law 471-2010 as amended.

5 St Joseph Street, 15 St Nicholas Street and 606-618 Yonge Street

On these lands the following by-law prevails, being City of Toronto by-law 1201-09 as amended.

5 Thorburn Avenue

On these lands the following by-law prevails, being City of Toronto by-law 548-01 as amended

50 DAN LECKIE WAY, 466 LAKE SHORE BLVD W

On these lands the following by-law prevails, being City of Toronto by-law 752-06, as amended.

50 Gerrard Street East

On these lands the following by-law prevails, being City of Toronto by-law 1070-04 as amended.

50 Rosehill Avenue

On these lands the following by-law prevails, being City of Toronto by-law 589-05 as amended.

500 Sherbourne Street

On these lands the following by-law prevails, being City of Toronto by-law 1072-05 as amended.

507 COLLEGE ST

On these lands the following by-law prevails, being City of Toronto by-law 821-02, as amended.

508 EASTERN AVE

On these lands the following by-law prevails, being City of Toronto by-law 351-07, as amended.

51 and 55 Kelfield Street

On these lands the following by-law prevails, being City of Toronto by-law 924-2000, as amended.

51 Bond Street and 56 Queen Street East

On these lands the following by-law prevails, being City of Toronto by-law 1015-03 as amended.

515 Royal York Road

On these lands the following by-law prevails, being City of Toronto by-law 440-2005, as amended.

52 ST LAWRENCE ST

On these lands the following by-law prevails, being City of Toronto by-law 319-99, as amended.

5200 Finch Avenue West

On these lands the following by-law prevails, being City of Toronto by-law 1409-2007, as amended.

524 and 534 St. Clair Avenue West

On these lands the following by-law prevails, being City of Toronto by-law 1101-09 as amended.

524 DUPONT ST, 903 PALMERSTON AVE

On these lands the following by-law prevails, being City of Toronto by-law 806-06, as amended.

5-29 Trent Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1106-01 as amended.

53 Colgate Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1176-08 as amended.

530 St. Clair Avenue West

On these lands the following by-law prevails, being City of Toronto by-law 1101-09 as amended.

532 BAY ST, 570 BAY ST, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL

On these lands the following by-law prevails, being City of Toronto by-law 680-04, as amended.

532 BAY ST, 570 BAY ST, 111 DUNDAS ST W, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL

On these lands the following by-law prevails, being City of Toronto by-law 848-00, as amended.

54 ALGARVE CRES

On these lands the following by-law prevails, being City of Toronto by-law 153-05, as amended.

544 Birchmount Road

On these lands the following by-law prevails, being City of Toronto by-law 227-2009, as amended.

545 and 555 Wilson Avenue

On these lands the following by-law prevails, being City of Toronto by-law 223-2010, as amended.

549 KING ST E, 569 KING ST E, 33 SUMACH ST, 52 SUMACH ST

On these lands the following by-law prevails, being City of Toronto by-law 289-09 as amended.

549, 569 King Street East, 33, 52 Sumach Street

On these lands the following by-law prevails, being City of Toronto by-law 289-09 as amended.

55 - 135 BLEECKER ST, 484 - 508A ONTARIO ST, 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E

On these lands the following by-law prevails, being City of Toronto by-law 740-04, as amended.

55 BREMNER BLVD, 55 YORK ST

On these lands the following by-law prevails, being City of Toronto by-law 726-06, as amended.

55 Delisle Avenue

On these lands the following by-law prevails, being City of Toronto by-law 184-99 as amended.

55 Scollard Street, 36-48 Yorkville Avenue and 1263 Bay Street

On these lands the following by-law prevails, being former City of Toronto by-law 331-06 as amended.

555 Sherbourne Street

On these lands the following by-law prevails, being City of Toronto by-law 1044-06 as amended.

56 Blue Jays Way

On these lands the following by-law prevails, being City of Toronto by-law 1067-07 as amended.

569 Sheppard Avenue West and 4383 Bathurst Street

On these lands the following by-law prevails, being City of Toronto by-law 535-2010, as amended.

57 Cowan Avenue

On these lands the following by-law prevails, being City of Toronto by-law 941-01 as amended.

57-59 Elm Grove Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1209-09 as amended.

577 Oxford Street

On these lands the following by-law prevails, being City of Toronto by-law 551-2005, as amended.

58 Tecumseth Street

On these lands the following by-law prevails, being City of Toronto by-law 184-05 as amended.

581 Scarlett Road

On these lands the following by-law prevails, being City of Toronto by-law 1112-2001, as amended.

582 Sherbourne Street and 28 Linden Street

On these lands the following by-law prevails, being City of Toronto by-law 986-2007 as amended.

589 and 591 The East Mall

On these lands the following by-law prevails, being City of Toronto by-law 823-2004, as amended.

59 Colgate Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1177-08 as amended.

59 Gwynne Avenue

On these lands the following by-law prevails, being City of Toronto by-law 68-04 as amended.

5-9 St Joseph Street, 606-618 Yonge Street and 11, 19, and 25 Nicholas Street

On these lands the following by-law prevails, being City of Toronto by-law 1201-2009 as amended.

59 WILSON PARK RD

On these lands the following by-law prevails, being City of Toronto by-law 476-2010 as amended.

591 DUNDAS ST E

On these lands the following by-law prevails, being City of Toronto by-law 943-09, as amended.

6 CONNOLLY ST

On these lands the following by-law prevails, being City of Toronto by-law 709-00, as amended.

6 Aldgate Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1092-2006, as amended.

6 and 16 Plymouth Avenue

On these lands the following by-law prevails, being City of Toronto by-law 545-2005 as amended.

6 Elm Grove Avenue

On these lands the following by-law prevails, being City of Toronto by-law 207-03 as amended.

6 FORT YORK BLVD, 2 HOUSEY ST, 20 HOUSEY ST, 2A - 4B SPADINA AVE, 4K SPADINA AVE

On these lands the following by-law prevails, being City of Toronto by-law 1080-06, as amended.

60 and 70 Esther Lorrie Drive

On these lands the following by-law prevails, being City of Toronto by-law 995-2009, as amended.

60 BATHURST ST

On these lands the following by-law prevails, being City of Toronto by-law 701-04, as amended.

60 Bergamot Avenue

On these lands the following by-law prevails, being City of Toronto by-law 147-2005, as amended.

600 FLEET ST

On these lands the following by-law prevails, being City of Toronto by-law 938-02, as amended.

609 AVENUE RD

On these lands the following by-law prevails, being City of Toronto by-law 1428-07, as amended.

609 Avenue Road

On these lands the following by-law prevails, being City of Toronto by-law 1428-2007 (OMB) as amended.

61 - 71 FRONT ST W

On these lands the following by-law prevails, being City of Toronto by-law 386-04, as amended.

61 Harvard Avenue

On these lands the following by-law prevails, being City of Toronto by-law 871-05 as amended.

61 YORKVILLE AVE

On these lands the following by-law prevails, being City of Toronto by-law 585-02, as amended.

613 Evans Avenue

On these lands the following by-law prevails, being City of Toronto by-law 828-2006, as amended.

619 Evans Avenue

On these lands the following by-law prevails, being City of Toronto by-law 699-2001, as amended.

62 Brock Avenue

On these lands the following by-law prevails, being City of Toronto by-law 115-02 as amended.

62 Triller Avenue

On these lands the following by-law prevails, being City of Toronto by-law 62-04 as amended

620 FLEET ST

On these lands the following by-law prevails, being City of Toronto by-law 870-03, as amended.

6200, 6210, 6220 and 6230 Finch Avenue West

On these lands the following by-law prevails, being City of Toronto by-law 163-2006, as amended.
625 QUEEN ST E
On these lands the following by-law prevails, being City of Toronto by-law 689-07, as amended.
625 Queen Street East
On these lands the following by-law prevails, being City of Toronto by-law 689-2007 as amended.
63 Medulla Avenue
On these lands the following by-law prevails, being City of Toronto by-law 898-2000
63-63A Spencer Avenue
On these lands the following by-law prevails, being City of Toronto by-law 717-02 as amended.
637 LAKE SHORE BLVD W, 90 STADIUM RD
On these lands the following by-law prevails, being City of Toronto by-law 202-08, as amended.
64 COLGATE AVE
On these lands the following by-law prevails, being City of Toronto by-law 155-04, as amended.
65 SHELDRAKE BLVD
On these lands the following by-law prevails, being City of Toronto by-law 856-01, as amended.
65 Spencer Avenue
On these lands the following by-law prevails, being City of Toronto by-law 1045-01 as amended.
65-67, 75 St. Nicholas Street, 692 Yonge Street, 15 St. Mary Street
On these lands the following by-law prevails, being City of Toronto by-law 103-10 as amended.
66 – 72 Redpath Avenue
On these lands the following by-law prevails, being City of Toronto by-law 714-2005 as amended.
66 REDPATH AVE, 68 - 72 REDPATH AVE
On these lands the following by-law prevails, being City of Toronto by-law 714-05, as amended.
66 RONCESVALLES AVE
On these lands the following by-law prevails, being City of Toronto by-law 866-00, as amended.
662 Pape Avenue
On these lands the following by-law prevails, being City of Toronto by-law 533-01 as amended.
67 Grand Avenue
On these lands the following by-law prevails, being City of Toronto by-law 83-2000, as amended.
67-80 Finch Avenue East
On these lands the following by-laws prevail, being City of Toronto by-law 254-2001 and 641-2002, as amended.
68 BROADVIEW AVE
On these lands the following by-law prevails, being City of Toronto by-law 907-02, as amended.
68 Yorkville Avenue
On these lands the following by-law prevails, being City of Toronto by-law 300-02 as amended.
686 BAY ST
On these lands the following by-law prevails, being City of Toronto by-law 489-09, as amended.
69 WILSON PARK RD
On these lands the following by-law prevails, being City of Toronto by-law 474-2010 as amended.
70 MELBOURNE AVE
On these lands the following by-law prevails, being City of Toronto by-law 473-2010 as amended.

70 Roehampton Avenue

On these lands the following by-law prevails, being City of Toronto by-law 817-2007 as amended.

70 Wilson Park Road

On these lands the following by-law prevails, being City of Toronto by-law 64-04 as amended.

700 MOUNT PLEASANT RD

On these lands the following by-law prevails, being City of Toronto by-law 718-99, as amended.

700 HURON ST and 380 MACPHERSON AVE

On these lands the following by-law prevails, being City of Toronto by-law 758-2006 as amended.

701 Dovercourt Road

On these lands the following by-law prevails, being former City of Toronto by-law 1276-07 as amended.

701, 705 Warden Avenue, portion of 300 Danforth Road, 2-10 Roper Road, and 10-60 Medelsson Street (Warden Woods)

On these lands the following by-law prevails, being City of Toronto by-laws 250-2005 and 339-2006, as amended.

70-200 Russell Hill Road

The By-law as ordered by the Ontario Municipal Board's Order dated December 3, 2007, with the case number PL060214, shall prevail.

709 - 711 YONGE ST

On these lands the following by-law prevails, being City of Toronto by-law 762-03, as amended.

711-717, 761-767 Bay Street, 400, and 444 Yonge Street

On these lands the following by-law prevails, being City of Toronto by-law 1330-08 as amended.

720 Humberwood Boulevard

On these lands the following by-law prevails, being City of Toronto by-law 477-2010, as amended.

720A - 724H KINGSTON RD

On these lands the following by-law prevails, being City of Toronto by-law 743-99, as amended.

73 RICHMOND ST W and 66 TEMPERANCE ST

On these lands the following by-law prevails, being City of Toronto by-law 149-02, as amended.

736 KINGSTON RD

On these lands the following by-law prevails, being City of Toronto by-law 805-07, as amended.

736 SPADINA AVE

On these lands the following by-law prevails, being City of Toronto by-law 345-04, as amended.

736 and 738 Kingston Road

On these lands the following by-law prevails, being City of Toronto by-law 805-2007 as amended.

736 DUNDAS ST E

On these lands the following by-law prevails, being City of Toronto by-law 1053-04, as amended.

74 Melbourne Avenue

On these lands the following by-law prevails, being City of Toronto by-law 697-00 as amended.

75 IANNUZZI ST

On these lands the following by-law prevails, being City of Toronto by-law 949-09, as amended.

75 Lemonwood Drive

On these lands the following by-law prevails, being City of Toronto by-law 453-2004, as amended.

76 - 150 WOODBINE AVE

On these lands the following by-law prevails, being City of Toronto by-law 806-99, as amended.
76 - 100 DAVENPORT RD
On these lands the following by-law prevails, being City of Toronto by-law 869-08, as amended.
76 GRENVILLE ST, 51 GROSVENOR ST
On these lands the following by-law prevails, being City of Toronto by-law 246-09, as amended.
76 Wychwood Avenue
On these lands the following by-law prevails, being City of Toronto by-law 419-05 as amended.
76-100 Davenport Road, 3 McAlpine Street
On these lands the following by-law prevails, being former City of Toronto by-law 1331-08 as amended.
76-86 Charles Street West, 1 St. Thomas Street
On these lands the following by-law prevails, being City of Toronto by-law 1090-02 as amended.
77 CHARLES ST W
On these lands the following by-law prevails, being City of Toronto by-law 954-05, as amended.
777 KING ST W
On these lands the following by-law prevails, being City of Toronto by-law 299-06, as amended.
79 DUNFIELD AVE, 85 EGLINTON AVE E, 97 EGLINTON AVE E
On these lands the following by-law prevails, being City of Toronto by-law 859-07, as amended.
7A - 15 MC GEE ST
On these lands the following by-law prevails, being City of Toronto by-law 699-04, as amended.
8 - 12 KIPPING AVE, 65 - 69 PRESCOTT AVE
On these lands the following by-law prevails, being City of Toronto by-law 69-99, as amended.
8 MERCER ST
On these lands the following by-law prevails, being City of Toronto by-law 1238-09, as amended.
8 Foxley Street
On these lands the following by-law prevails, being City of Toronto by-law 1172-2009 as amended.
8 Temple Avenue
On these lands the following by-law prevails, being City of Toronto by-law 518-06 as amended.
80 and part of 100 Turnberry Avenue
On these lands the following by-law prevails, being City of Toronto by-law 153-2005 as amended.
80 Crescent Road
On these lands the following by-law prevails, being City of Toronto by-law 3-10 as amended.
807 Broadview Avenue and 21R Pretoria Avenue
On these lands the following by-law prevails, being City of Toronto by-law 250-08 as amended.
82 Daniels Street
On these lands the following by-law prevails, being City of Toronto by-law 686-2005, as amended.
829, 833 & 839 Oxford Street and 156 & 160 Evans Avenue
On these lands the following by-law prevails, being City of Toronto by-law 1096-2006, as amended.
83 and 85 Milton Street
On these lands the following by-law prevails, being City of Toronto by-law 893-2000, as amended.
832 BAY ST
On these lands the following by-law prevails, being City of Toronto by-law 519-08, as amended.

85 and 97 Eglinton Avenue East and 97 Dunfield Avenue

On these lands the following by-law prevails, being City of Toronto by-law 859-2007 as amended.

85 Bloor Street East and 44 Hayden Street

On these lands the following by-law prevails, being City of Toronto by-law 189-01 as amended.

853 Richmond Street West

On these lands the following by-law prevails, being City of Toronto by-law 776-07 as amended.

86 Pearson Avenue

On these lands the following by-law prevails, being City of Toronto by-law 72-04 as amended.

88 REDPATH AVE

On these lands the following by-law prevails, being City of Toronto by-law 833-02, as amended.

88 Broadway Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1109-04 as amended.

88 Spadina Road, 97, 99 Walmer Road

On these lands the following by-law prevails, being City of Toronto by-law 1091-05 as amended.

885 Logan Avenue

On these lands the following by-law prevails, being City of Toronto by-law 686-01 as amended.

9 Dwight Avenue

On these lands the following by-law prevails, being City of Toronto by-law 721-2002, as amended.

9, 11, 15, 17, 19, and 21 Leona Drive

On these lands the following by-law prevails, being City of Toronto by-law 530-2010, as amended.

90 - 100 BROADVIEW AVE

On these lands the following by-law prevails, being City of Toronto by-law 1321-08, as amended.

90 Shorncliffe Road

On these lands the following by-law prevails, being City of Toronto by-law 737-2004(OMB)

900 MOUNT PLEASANT RD

On these lands the following by-law prevails, being City of Toronto by-law 920-03, as amended.

93 THE QUEENSWAY, 110 THE QUEENSWAY, 15 WINDERMERE AVE, 6 WINDERMERE AVE

On these lands the following by-law prevails, being City of Toronto by-law 708-01, as amended.

93 Cowan Avenue

On these lands the following by-law prevails, being City of Toronto by-law 718-02 as amended.

94 Cowan Avenue

On these lands the following by-law prevails, being City of Toronto by-law 259-05 as amended.

95 and 101 Grand Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1101-2001

96 St. Patrick Street

On these lands the following by-law prevails, being City of Toronto by-law 151-02 as amended.

962-968 Eastern Avenue

On these lands the following by-law prevails, being City of Toronto by-law 858-07 as amended.

964 The Queensway

On these lands the following by-law prevails, being City of Toronto by-law 698-2001, as amended.

97, 99, 101, 103, 121, 123 and 127 Zaph Avenue

On these lands the following by-law prevails, being City of Toronto by-law 895-2007 (OMB) as amended.
977, 979 and 981 Kipling Avenue

On these lands the following by-law prevails, being City of Toronto by-law 2-2006, as amended.
99 - 103 CHARLES ST E, 568 JARVIS ST

On these lands the following by-law prevails, being City of Toronto by-law 577-09, as amended.
99 Blue Jays Way

On these lands the following by-law prevails, being City of Toronto by-law 574-2007 as amended.
99 BLUE JAYS WAY

On these lands the following by-law prevails, being City of Toronto by-law 574-07, as amended.
99 CHANDOS AVE

On these lands the following by-law prevails, being City of Toronto by-law 774-08, as amended.
99 Evans Avenue

On these lands the following by-law prevails, being City of Toronto by-law 535-2005, as amended.
Acores Ave, Minho Blvd, Ossington Ave, and Shaw Street Area

On these lands the following by-law prevails, being City of Toronto by-law 747-98 as amended.
Alentejo Street, Braga Gardens, and Estoril Terrace Area

On these lands the following by-law prevails, being City of Toronto by-law 85-00 as amended.
Bellamy Road east of Cedarbrea Boulevard

On these lands the following by-law prevails, being City of Toronto by-law 316-2007 (OMB), as amended.
Brownstone Lane

On these lands the following by-law prevails, being City of Toronto by-law 328-1998, as amended.
Castlefield Caledonia Design and Décor District

On these lands the following by-law prevails, being City of Toronto by-law 1151-2007, as amended.
East Liberty Street and Lyndhurst Avenue Area

On these lands the following by-law prevails, being City of Toronto by-law 566-00 as amended.
East of Grand Avenue, Between Beaverdale Road and Brussels Street

On these lands the following by-laws prevail, being City of Toronto by-laws 910-2000 and 406-2001, as amended.
East side of Bayview Avenue between Sheppard Avenue East and Bayview Mews Lane

On these lands the following by-law prevails, being City of Toronto by-law 336-2001 (OMB) as amended.
East Side of Kipling Avenue, South of New Toronto Street

On these lands the following by-law prevails, being City of Toronto by-law 438-1998, as amended.
Edgewood Avenue

On these lands the following by-law prevails, being City of Toronto by-law 738-01 as amended.
Emery Village

On these lands the following by-law prevails, being City of Toronto by-law 422-2003, as amended.
Etobicoke Centre Secondary Plan Area

On these lands the following by-law prevails, being City of Toronto by-law 1088-2002, as amended.
Exception CR1390 location and 1391, 1919, 1920

On these lands the following by-law prevails, being City of Toronto by-law 180-2005, as amended.
Exceptions (CR 1505) (CR 1886) (CR 2138) (CR 2375) (CR2546)

On these lands the following by-law prevails, being City of Toronto by-law 466-2005 as amended.

Front Street West Area

1 BLUE JAYS WAY, 4 BLUE JAYS WAY, 305 BREMNER BLVD, 299 FRONT ST W, 301 FRONT ST W, 325 FRONT ST W, 361 FRONT ST W, 365 FRONT ST W, 381 - 389 FRONT ST W, 350 LAKE SHORE BLVD W, 3 - 8 1 NAVY WHARF CRT, 89R NAVY WHARF CRT, 10 NAVY WHARF CRT, 23 SPADINA AVE

On these lands the following by-law prevails, being City of Toronto by-law 897-00, as amended.

King-Parliament

100 BAYVIEW AVE, 124 BAYVIEW AVE, 220 - 228 BAYVIEW AVE, 250 BAYVIEW AVE, 425 CHERRY ST, 453 CHERRY ST, 6 - 16 CYPRESS ST, 225 EASTERN AVE, 170 - 226 EASTERN AVE, 232 EASTERN AVE, 236 - 240 EASTERN AVE, 515 FRONT ST E, 500 - 526 FRONT ST E, 589 - 611 KING ST E, 635 - 645 KING ST E, 225 MILL ST, 160 MILL ST, 25 OVEREND ST, 2 - 16 OVEREND ST, 29 ST LAWRENCE ST, 35 - 45 ST LAWRENCE ST

On these lands the following by-law prevails, being City of Toronto by-law 588-06, as amended.

Lands along Queen Street West between Dovercourt Road and Gladstone Avenue

On these lands the following by-law prevails, being City of Toronto by-law 137-2010, as amended.

Lands bounded by Sunlight Park Rd, Eastern Avenue, the Don Valley Parkway, Lake Shore Boulevard East and Woodfield Road

On these lands the following by-law prevails, being City of Toronto by-law 130-2008 as amended.

Lands Generally Bounded by Shorham Drive, Jane Street and Driftwood Avenue

On these lands the following by-law prevails, being City of Toronto by-law 169-1998, as amended

Lands located on the west side of Dufferin Street/Beffort Road. Pursuant To The Decision/Order No. 1872 Of The Ontario Municipal Board, Issued On July 18, 2005 In Board Case No. PI050162

On these lands the following by-law prevails, being City of Toronto by-law 736-2005, as amended.

Lands municipally known as 2277-2295 Sheppard Avenue West and 100 Mainshep Road.

On these lands the following by-law prevails, being City of Toronto by-law 482-2006, as amended.

Lands municipally known in the year 2002 as 115 Torbarrie Road.

On these lands the following by-laws prevails, being City of Toronto by-laws 416-2003, and 1207-2009 as amended.

Location of Exception CR 1505

On these lands the applicable portions of City of Toronto by-law 466-2005, as amended, prevails.

Mathersfield Drive and Scrivener Square Area

On these lands the following by-law prevails, being City of Toronto by-law 398-00 as amended.

North East Quadrant of Canongate Trail and Sanwood Boulevard

On these lands the following by-law prevails, being City of Toronto by-law 797-2005 as amended.

North of the CNR Railline, West of Park Lawn Road and East of Grand Avenue

On these lands the following by-law prevails, being City of Toronto by-law 174-2003, as amended.

North side of Bell Manor Drive

On these lands the following by-law prevails, being City of Toronto by-law 885-2001, as amended.

North side of Lake Shore Boulevard West, Between Legion Road and Fleeceline Road

On these lands the following by-law prevails, being City of Toronto by-law 1103-2001, as amended.

Northeast Corner of Renforth Drive and Eringate Drive

On these lands the following by-law prevails, being City of Toronto by-law 740-2003

Northwest Corner of Evans Avenue and Sherway Gate

On these lands the following by-law prevails, being City of Toronto by-law 760-2006 (OMB), as amended.

Northwest Corner of Queens Plate Drive and Janda Court

On these lands the following by-law prevails, being City of Toronto by-law 319-2004, as amended.

Northwest End of Lemonwood Drive

On these lands the following by-law prevails, being City of Toronto by-law 453-2004, as amended.

O'Connor/Bermondsey Business Area – Places of Worship

On these lands the following by-law prevails, being City of Toronto by-law 589-2008, as amended.

O'Connor/Bermondsey Business Area- Places of Worship (RT 189) (E 229) (E 231) (E 270) (E 271) (E 272) (E 273) (E 274)

On these lands the following by-law prevails, being City of Toronto by-law 589-2008 as amended.

Scollard Street and Yorkville Avenue Area

On these lands the following by-law prevails, being City of Toronto by-law 250-04 as amended.

Scollard Street and Yorkville Avenue Area

On these lands the following by-law prevails, being City of Toronto by-law 192-03 as amended.

South of Oxford Street, North of Evans Avenue and East of Islington Avenue

On these lands the following by-law prevails, being City of Toronto by-law 1096-2006, as amended.

South side of Evans Avenue, West of Browns Line

On these lands the following by-law prevails, being City of Toronto by-law 699-2001, as amended.

South Side of Fieldway Road, East of Allerton Road

On these lands the following by-law prevails, being City of Toronto by-law 733-2003, as amended.

Southeast Corner of Grand Avenue and Dalesford Road

On these lands the following by-law prevails, being City of Toronto by-law 1101-2001, as amended.

Southeast Corner of Rabbit Lane and West Deane Park Drive

On these lands the following by-law prevails, being City of Toronto by-law 578-2000, as amended.

Southeast Corner of Royal York Road and Newcastle Street

On these lands the following by-law prevails, being City of Toronto by-law 707-2005, as amended.

Southeast Corner of The West Mall and Holiday Drive

On these lands the following by-laws prevail, being former City of Etobicoke by-law 815-1998 and City of Toronto by-law 747-2002, as amended.

Southeast Corner of Twenty Fourth Street and Whitlam Avenue

On these lands the following by-law prevails, being City of Toronto by-law 94-2002, as amended.

Southside of Hounslow Avenue at Canterbury Place

On these lands the following by-law prevails, being City of Toronto by-law 169-1998, as amended.

Southwest Corner of Humberwood Boulevard and Humberline Drive

On these lands the following by-law prevails, being City of Toronto by-law 532-1999, as amended.

Southwest Corner of Richgrove Drive and Martin Grove Road

On these lands the following by-law prevails, being City of Toronto by-law 1307-2008, as amended.

Stafford Street Area

On these lands the following by-law prevails, being City of Toronto by-law 1167-09 as amended.

University Avenue Area

101 COLLEGE ST, 129 COLLEGE ST, 220 ELIZABETH ST, 142 FRONT ST W, 150 GERRARD ST W, 145 KING ST W, 150 KING ST W, 200 KING ST W, 145 QUEEN ST W, 130 QUEEN ST W, 145 RICHMOND ST W, 1 UNIVERSITY AVE, 155 UNIVERSITY AVE, 165 - 181 UNIVERSITY AVE, 33 UNIVERSITY AVE, 345 - 361 UNIVERSITY AVE, 375 - 393 UNIVERSITY AVE, 425 UNIVERSITY AVE, 439 UNIVERSITY AVE, 443

UNIVERSITY AVE, 481 UNIVERSITY AVE, 505 UNIVERSITY AVE, 525 UNIVERSITY AVE, 55 UNIVERSITY AVE, 555 UNIVERSITY AVE, 661 UNIVERSITY AVE, 671 UNIVERSITY AVE, 100 - 170 UNIVERSITY AVE, 180 UNIVERSITY AVE, 200 - 250 UNIVERSITY AVE, 330 UNIVERSITY AVE, 360 - 426 UNIVERSITY AVE, 40 - 70 UNIVERSITY AVE, 438 UNIVERSITY AVE, 480 UNIVERSITY AVE, 500 UNIVERSITY AVE, 522 UNIVERSITY AVE, 550 - 600 UNIVERSITY AVE, 610 UNIVERSITY AVE, 700 UNIVERSITY AVE

On these lands the following by-law prevails, being City of Toronto by-law 593-06, as amended.

West of Mimico Creek and East of Grand Avenue, Between Dalesford Road and the Queen Elizabeth Way

On these lands the following by-law prevails, being City of Toronto by-law 284-2003, as amended.

West side of Islington Avenue, Between Chauncey Avenue and Six Point Road

On these lands the following by-law prevails, being City of Toronto by-law 1001-2004, as amended.

West Side of Scarlett Road, North of La Rose Avenue

On these lands the following by-law prevails, being City of Toronto by-law 456-2000, as amended.

Woodbine Park Development

53 - 73 BOARDWALK DR, 75 - 193 BOARDWALK DR, 9 - 35 BOARDWALK DR, 112 - 174 BOARDWALK DR, 176 - 192 BOARDWALK DR, 1215 -1245 EASTERN AVE, 101 - 117 JOSEPH DUGGAN RD, 27 - 99 JOSEPH DUGGAN RD, 100 - 110 JOSEPH DUGGAN RD, 116 JOSEPH DUGGAN RD, 20 - 98 JOSEPH DUGGAN RD, 1590 LAKE SHORE BLVD E, 1792 LAKE SHORE BLVD E, 1794 -1808 LAKE SHORE BLVD E, 1810 LAKE SHORE BLVD E, 1816 -1870 LAKE SHORE BLVD E, 1872 -1900 LAKE SHORE BLVD E, 21 - 99 NORTHERN DANCER BLVD, 1651 -1661 QUEEN ST E, 1669 QUEEN ST E, 1717 QUEEN ST E, 1733 -1863 QUEEN ST E, 103 - 113 SARAH ASHBRIDGE AVE, 119 SARAH ASHBRIDGE AVE, 21 - 101 SARAH ASHBRIDGE AVE, 118 SARAH ASHBRIDGE AVE, 20 - 112 SARAH ASHBRIDGE AVE, 119 WINNERS CRCL, 21 - 113 WINNERS CRCL, 20 - 98 WINNERS CRCL, 166 WOODBINE AVE, 76 - 150 WOODBINE AVE

On these lands the following by-law prevails, being City of Toronto by-law 805-99, as amended.

Chapter 955 Prevailing By-law Sections

955.1 General

955.1.1 Interpretation

(1) Definitions

For the purposes of this Chapter 955 (Prevailing Sections):

- (A) "Former General Zoning By-laws" has the same meaning as the phrase has in Regulation 950.1.1(1)(A); and
- (B) "Prevailing Sections" are the sections, as amended, of the Former General Zoning By-laws in the Prevailing Sections List, being Section 955.10

(2) Continuation and Conflict

- (A) The Prevailing Sections shall continue in full force and effect and if there is a conflict between a provision of this By-law, excluding those in Chapter 900 Site Specific Amendments, and a provision of any of the Prevailing Sections, the provisions of the Prevailing Sections govern.
- (B) If there is a conflict between the regulations of a site specific amendment in Chapter 900 Site Specific Amendments and the applicable regulations in Chapter 950 Prevailing By-laws or Chapter 955 Prevailing Sections, as they existed on the date of enactment of this By-law, the conflict shall be resolved by retaining the order of priority that existed on the date of enactment of this By-law.
- (C) If there is a conflict between the applicable regulations in a prevailing by-law section in Chapter 955 Prevailing Sections and a prevailing by-law in Chapter 950 Prevailing By-laws, as they existed on the date of enactment of this By-law, the conflict shall be resolved by retaining the order of priority that existed on the date of enactment of this By-law.

(3) Former General Zoning By-laws

- (A) The provisions of the Former General Zoning By-laws apply to the extent necessary to support the Prevailing Sections; and
- (B) The provisions of the Former General Zoning By-laws, except to the extent needed in Regulation 955.1.1.(3)(A), shall not have priority over this By-law.

955.10 Prevailing Sections List

37 Bakersfield Street

On these lands, Section 64.32(8), as amended, of North York Zoning By-law 7625 prevails.

(1) 122 Dawes Road

On these lands, Section 7.4.4.1, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(3) Westwood Avenue and Burley Avenue

On these lands, Section 7.4.4.4, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(4) 662 Victoria Park Avenue

On these lands, Section 7.4.4.5, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(5) 81 Peard Road

On these lands, Section 7.5.4.8, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(6) 301 Cedarvale Avenue

On these lands, Section 7.4.4.6, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(7) 5 Everett Crescent

On these lands, Section 7.4.4.6, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

- (8) 113, 117, 119, 135 Vanderhoof Avenue 20-26 Research Road
On these lands, Section 8.2.3(f) [M1-H(5)], as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (9) 50 Northline Road
On these lands, Section 9.8(l), as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (10) 3687 and 3693 Dufferin Street
On these lands, Section 64.31(66), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (11) 235 Wicksteed Avenue
On these lands, Section 8.3.4(h), as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (12) 255 Wicksteed Avenue
On these lands, Section 8.3.4(d) and 8.3.4(h), as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (13) 2829-2833 Dufferin Street (East side)
On these lands, Section 64.23(70), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (14) 80 Eldon Avenue
On these lands, Section 12.1.20, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (15) 337 Cedarvale Avenue
On these lands, Section 12.1.30, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (16) 80 and 82 Chapman Avenue
On these lands, Section 7.5.4.39, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (17) 24 Malcolm Road
On these lands, Section 6.2.4.1, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (18) 16-32 and 17-31 Halsey Avenue
On these lands, Section 7.5.4.1, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (19) 339 1/2 and 339A Dawes Road
On these lands, Section 7.5.4.12, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (20) 57-63 Chapman Avenue
On these lands, Section 7.5.4.14, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (21) 45 and 47 Torrens Avenue
On these lands, Section 7.5.4.15, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (22) 214 King Edward Avenue
On these lands, Section 7.5.4.20, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (23) 127 and 129 Torrens Avenue
On these lands, Section 7.5.4.21, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (24) 264 Monarch Avenue
On these lands, Section 7.5.4.27.1, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (25) 153 Torrens Avenue

On these lands, Section 7.5.4.37, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(26) 189 Woodville Avenue

On these lands, Section 12.1.34, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(27) 551 Sammon Avenue

On these lands, Section 12.1.35, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(28) 90 Leroy Avenue

On these lands, Section 7.5.4.28, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(29) 54 Holborne Avenue

On these lands, Section 7.5.4.29, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(30) 1141 Broadview Aveune

On these lands, Section 7.5.4.32, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(31) 1150 Woodbine Avenue

On these lands, Section 7.5.4.34, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(33) 65 and 67 Chapman Avenue

On these lands, Section 7.5.4.9, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(34) 101 Cedarvale Avenue

On these lands, Section 7.5.4.18, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(35) 1132 Broadview Avenue

On these lands, Section 12.1.15, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(36) 522-538 Dawes Road

On these lands, Section 7.7.5.16, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(37) 221 O'Connor Drive

On these lands, Section 7.5.4.33, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(38) 1102 Broadview Avenue

On these lands, Section 7.3.4.1, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(39) 69-75 Chapmen Avenue

On these lands, Section 7.5.4.3, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(40) 200 Dawes Road

On these lands, Section 7.5.4.4, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(41) 45-51 Chapman Avenue

On these lands, Section 7.5.4.5, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(42) 27-33 George Webster Road

On these lands, Section 7.5.4.6, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(43) 152 and 154 Floyd Avenue

On these lands, Section 7.5.4.23, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(44) 33 George Webster Road

- On these lands, Section 7.6.4.1, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (45) 29 George Webster Road
On these lands, Section 7.6.4.2, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (46) 31 George Webster Road
On these lands, Section 7.6.4.3, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (47) 2530 Weston Road
On these lands, Section 64.23(47), as amended, of North York Zoning By-law 7625 prevails.
- (48) 1539 Jane Street
On these lands, Section 64.23(44), as amended, of North York Zoning By-law 7625 prevails.
- (49) 1587 Jane Street
On these lands, Section 64.23(49), as amended, of North York Zoning By-law 7625 prevails.
- (50) 1675 Jane Street
On these lands, Section 64.23(91), as amended, of North York Zoning By-law 7625 prevails.
- (51) 1575 Lawrence Avenue West
On these lands, Section 64.23(60), as amended, of North York Zoning By-law 7625 prevails.
- (52) 1415 Lawrence Avenue West
On these lands, Section 64.26(3), as amended, of North York Zoning By-law 7625 prevails.
- (53) 2960 Dufferin Street
On these lands, Section 64.23(77), as amended, of North York Zoning By-law 7625 prevails.
- (54) 409 Glen Park Avenue
On these lands, Section 64.23(83), as amended, of North York Zoning By-law 7625 prevails.
- (55) 396 Hillmount Avenue
On these lands, Section 64.23(72), as amended, of North York Zoning By-law 7625 prevails.
- (56) 2833 Dufferin Street
On these lands, Section 64.23(71), as amended, of North York Zoning By-law 7625 prevails.
- (57) 221, 223 & 225 Glen Park Avenue
On these lands, Section 64.23(126), as amended, of North York Zoning By-law 7625 prevails.
- (58) 1 Glen Park Avenue
On these lands, Section 64.23(96), as amended, of North York Zoning By-law 7625 prevails.
- (59) 150 Bartley Road
On these lands, Section 64.23(80), as amended, of North York Zoning By-law 7625 prevails.
- (60) 1800 O'Connor Drive
On these lands, Section 64.23(3), as amended, of North York Zoning By-law 7625 prevails.
- (61) 1677 O'Connor Drive
On these lands, Section 64.23(50), as amended, of North York Zoning By-law 7625 prevails.
- (62) Multiple Address in the Former City of North York
On these lands, Section 64.23(6), as amended, of North York Zoning By-law 7625 prevails.
- (63) 150 Wynford Drive
On these lands, Section 64.23(63), as amended, of North York Zoning By-law 7625 prevails.
- (64) 939 Lawrence Avenue East
On these lands, Section 64.25(8), as amended, of North York Zoning By-law 7625 prevails.

- (65) 1840 Bayview Avenue
On these lands, Section 64.23(46), as amended, of North York Zoning By-law 7625 prevails.
- (66) 58 Three Valleys Drive
On these lands, Section 64.23(62), as amended, of North York Zoning By-law 7625 prevails.
- (67) 600 Finch Avenue West and 15 Torresdale Avenue
On these lands, Section 64.23(85), as amended, of North York Zoning By-law 7625 prevails.
- (68) 3885 Yonge Street
On these lands, Section 64.23(81), as amended, of North York Zoning By-law 7625 prevails.
- (69) 495 Wilson Avenue
On these lands, Section 64.23(1), as amended, of North York Zoning By-law 7625 prevails.
- (70) 3309 Dufferin Street
On these lands, Section 64.23(28), as amended, of North York Zoning By-law 7625 prevails.
- (71) 3401 Dufferin Street
On these lands, Section 64.25(2), as amended, of North York Zoning By-law 7625 prevails.
- (72) 1031 Wilson Avenue
On these lands, Section 64.23(93), as amended, of North York Zoning By-law 7625 prevails.
- (73) 2701 Keele Street
On these lands, Section 64.23(119), as amended, of North York Zoning By-law 7625 prevails.
- (74) 1721 Jane Street
On these lands, Section 64.23(92), as amended, of North York Zoning By-law 7625 prevails.
- (75) 2151 Jane Street
On these lands, Section 64.23(14), as amended, of North York Zoning By-law 7625 prevails.
- (76) 61 Beverley Hills Drive
On these lands, Section 64.23(10), as amended, of North York Zoning By-law 7625 prevails.
- (77) 2801 - 2811 Keele Street (East side)
On these lands, Section 64.23(55), as amended, of North York Zoning By-law 7625 prevails.
- (78) 2881 Keele Street
On these lands, Section 64.23(51), as amended, of North York Zoning By-law 7625 prevails.
- (79) 812 Wilson Avenue
On these lands, Section 64.23(16), as amended, of North York Zoning By-law 7625 prevails.
- (80) 4100-4150 Yonge Street (West side)
On these lands, Section 64.23(38), as amended, of North York Zoning By-law 7625 prevails.
- (82) 25 Photography Drive, 3501 Eglinton Avenue West and 90 Black Creek Drive
On these lands, Sections 16(336) and 16(390), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (83) 239 Scarlett Road
On these lands, Section 16(188), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (84) 1674, 1676 and 1678 Jane Street and 36 Ellis Avenue
On these site Section 16(269), as amended, of the former City of York Zoning By-law 1-83 Prevails.
- (85) 1731 Weston Road
On these lands, Section 16(325), as amended, of the former City of York Zoning By-law 1-83 prevails.

- (86) 16 Wilby Crescent
On these lands, Section 16(253), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (87) 8 Victoria Avenue
On these lands, Section 16(407), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (88) 116 Rosemount Avenue, 1690-1732 Jane Street (west side) and 2450-2460 Weston Road (East side)
On these lands, Section 16(260), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (89) 1467 Bathurst Street
On these lands, Section 16(333), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (90) 2 Buttonwood Avenue
On these lands, Section 16(391), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (92) 116 Eileen Avenue
On these lands, Section 16(416), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (93) 105 Bernice Crescent
On these lands, Section 16(271), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (94) 1296 Weston Road
On these lands, Section 16(324), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (95) 2468-2478 Eglinton Avenue West (North side)
On these lands, Section 16(280), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (96) 2322-2400 Eglinton Avenue West (North side)
On these lands, Section 16(400), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (97) 2240 Eglinton Avenue West
On these lands, Sections 16(358) and 16(220), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (98) 600, 602 and 606 Caledonia Road, 2236, 2242 and 2244 Eglinton Avenue West
On these lands, Section 16(220), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (99) 10 and 12 Snider Avenue
On these lands, Section 16(338), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (100) 2462 Dufferin Street
On these lands, Section 16(426), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (101) 2420 Dufferin Street
On these lands, Section 16(349), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (102) 7 Holmesdale Road
On these lands, Section 16(418), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (103) 2050 Dufferin Street
On these lands, Section 16(36), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (104) 2041 Eglinton Avenue
On these lands, Section 16(138), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (105) 484 Rogers Road
On these lands, Section 16(203), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (106) 318 Silverthorn Avenue
On these lands, Section 16(102), as amended, of the former City of York Zoning By-law 1-83 prevails.

- (107) 6 (part of), 8 and 12 Venn Crescent
On these lands, Sections 16(68) and 16(344), as amended, of the former City of York Zoning By-law prevail.
- (108) 2421 Eglinton Avenue West
On these lands, Sections 16(68) and 16(223), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (109) 4 and part of 6 Venn Crescent
On these lands, Sections 16(68) and 16(222), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (110) 1071-1073 Weston Road (North east side)
On these lands, Section 16(410), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (111) 694 Weston Road
On these lands, Section 16(53), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (112) 698 Weston Road
On these lands, Section 16(60), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (113) 600-604 Rogers Road (North side)
On these lands, Section 16(311), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (114) 725 Jane Street
On these lands, Section 16(376), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (115) 755 and 761 Jane Street
On these lands, Section 16(132), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (116) Weston Road and Lawrence Avenue West Area (Various addresses)
On these lands, Section 16(421), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (117) 2139-2159 Weston Road (East side)
On these lands, Section 16(260) and 16(421), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (118) 2083 Weston Road
On these lands, Sections 16(257) and 16(421), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (119) 1966 Weston Road
On these lands, Sections 16(245) and 16(421), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (120) 31 John Street (Weston)
On these lands, Section 16(256), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (121) 22 John Street (Weston)
On these lands, Section 16(261), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (122) 1 King Street (Weston)
On these lands, Section 16(331), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (123) 14 John Street (Weston)
On these lands, Section 16(306), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (124) 1463 Eglinton Avenue West
On these lands, Section 16(195), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (125) 2 King Street (Weston)
On these lands, Section 16(254), as amended, of the former City of York Zoning By-law 1-83 prevails.

- (127) 596-610 Vaughn Road (Southwest side)
On these lands, Section 16(277), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (128) 475 Oakwood Avenue
On these lands, Section 16(343), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (129) 2014 and 2016 Bathurst Street
On these lands, Section 16(123), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (130) 989 Eglinton Avenue
On these lands, Section 16(224), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (131) 1035 Eglinton Avenue West
On these lands, Section 16(207), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (132) 646-652 Oakwood Avenue (West side) and 59-61 Lannark Avenue (South side)
On these lands, Section 16(326), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (133) 1775 Eglinton Avenue West
On these lands, Section 16(206) , as amended, of the former City of York Zoning By-law 1-83 prevails.
- (134) 3500 Eglinton Avenue West
On these lands, Section 16(350), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (135) 864 Millwood Road
On these lands, Section 7.2.1, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (136) 46 Overlea Boulevard
On these lands, Sections 7.1.3(f) and 7.1.3(g), as amended, of the former Town of Leaside Zoning By-law prevail.
- (137) 65 Overlea Boulevard
On these lands, Section 7.3.4(a), as amended, of the former Town of Leaside Zoning By-law prevails.
- (138) 25 Overlea Boulevard
On these lands, Section 7.3.4(b), as amended, of the former Town of Leaside Zoning By-law prevails.
- (139) 1349-1359 Woodbine Avenue (East side)
On these lands, Section 7.7.5.24.1, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (140) 1582-1642 O'Connor Drive (Northwest side)
On these lands, Section 7.7.5.24.2, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (141) 1068-1070 Pape Avenue (West side)
On these lands, Section 8.A.3, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (142) Various addresses in East York
On these lands, Section 8.B, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (143) 995-1001 Broadview Avenue Southeast side)
On these lands, Section 8.A.17, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (144) 939 and 955 O'Connor Drive
On these lands, Section 8.A.19, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (145) 850 Pape Avenue
On these lands, Section 8.A.22, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (146) 301-325 Moore Avenue (South side)

- On these lands, Section 12.1.4, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (147) 928 Millwood Road
On these lands, Section 6.7.5.3, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (148) 1325, 1327, 1335, 1345, 1347, 1351, 1353 and 1365 Bayview Avenue, 2 and 4 Sutherland Drive, 2, 3, 4 and 5 Airdrie Road and Lot 79, Registered Plan 2122 (Kelvingrove Apartments)
On these lands, Section 6.6.4.1, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (150) 1 - 23 George Webster Road
On these lands, Section 7.5.4.7, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (151) 2716 St Clair Avenue East
On these lands, Section 7.5.4.16, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (152) 2813 St Clair Avenue East
On these lands, Section 7.5.4.17, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (153) 80 Secord Avenue
On these lands, Section 7.5.4.19, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (154) 67-93 Douglas Crescent
On these lands, Section 7.5.4.22, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (155) 393 Main Street
On these lands, Section 7.5.4.26, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (156) 141 Cedarvale Avenue
On these lands, Section 7.5.4.27, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (157) 158-160 Dawes Road
On these lands, Section 7.5.4.30, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (158) 1590 O'Connor Drive
On these lands, Section 7.5.4.35, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (159) 401 Dawes Road
On these lands, Section 7.5.4.36, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (160) 157 Dawes Road
On these lands, Section 7.7.5.23, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (161) 187, 189, 190, 191, 193, 194 and 195 Rexleigh Drive
On these lands, Sections 12.1.9 and 12.2, as amended, of the former Borough of East York Zoning By-law 6752 prevail.
- (162) 1073 Broadview Avenue
On these lands, Section 7.5.4.41, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (163) 450 and 454 Dawes Road
On these lands, Section 7.5.4.42, as amended, of the former Borough of East York Zoning By-law 6752

prevails.

(164) 900 Coxwell Avenue

On these lands, Section 7.5.4.40, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(165) South-west Corner of Pape Avenue and Mortimer Avenue

On these lands, Section 7.5.4.31, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(166) 831-837A Millwood Road

On these lands, Section 6.5.2, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.

(167) 825-829A Millwood Road

On these lands, Section 6.5.3, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.

(168) Millwood Road and Randolph Road

On these lands, Section 6.5.4, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.

(169) 15 Overlea Boulevard

On these lands, Section 6.6.4.2, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.

(170) 237, 239 and 241 McRae Drive and 207 and 209 Randolph Road

On these lands, Section 6.6.4.3, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.

(171) 930-952 Millwood Road

On these lands, Section 6.11.2, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.

(172) Southeast Corner of Millwood Road and Rumsey Road

On these lands, Section 6.6.4.4, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.

(173) Massey Square and Crescent Place

On these lands, Section 7.7.5.12, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(174) 701 Don Mills Road

On these lands, Section 12.1.11, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(175) Park Vista

On these lands, Section 12.1.13, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(178) 11 Thorncliffe Park Drive and 21 Overlea Boulevard

On these lands, Sections 6.10.2 and 6.10.3, as amended, of the former Town of Leaside Zoning By-law 1916 prevail.

(181) Easterly Corner of Weston Road and Fern Avenue

On these lands, Section 16(250), as amended, of the former City of York Zoning By-law 1-83 prevails.

(183) 2365-2373 Weston Road

On these lands, Section 16(287), as amended, of the former City of York Zoning By-law 1-83 prevails.

(185) Grand Park Court

On these lands, Section 16(186), as amended, of the former City of York Zoning By-law 1-83 prevails.

(186) North Cedarvale Area

On these lands, Section 16(1), as amended, of the former City of York Zoning By-law 1-83 prevails.

(188) West Side of Strathearn Road

On these lands, Section 16(37), as amended, of the former City of York Zoning By-law 1-83 prevails.

- (189) 8 Westover Hill Road
On these lands, Section 16(35), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (190) 6 Westover Hill Road
On these lands, Section 16(69), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (191) 118 Chiltern Hill Road
On these lands, Section 16(270), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (192) 1700 Bathurst Street (Beth Tzedec Synagogue)
On these lands, Section 16(119), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (193) 14 Connaught Circle
On these lands, Section 16(171), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (194) 22 Rivercrest Road
On these lands, Section 16(59), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (196) East side of Humbercrest Boulevard, Between Baby Point Road and Humberview Road
On these lands, Section 16(21) of the former City of York Zoning By-law 1-83 prevails.
- (197) North side of Black Creek Boulevard, East of Woodgate Drive
On these lands, Section 16(22), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (198) Haney Avenue/Foxwell Street and Duern Street/Handel Street Area
On these lands, Section 16(427), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (200) 63 Trethewey Drive
On these lands, Section 16(107), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (201) 70 Greenbrook Drive
On these lands, Section 16(31), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (202) Westacres Area
On these lands, Section 16(373), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (203) 1180-1184 Victoria Park Avenue (West side)
On these lands, Section 8.A.12, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (204) 3694-3700 Bathurst Street (West side)
On these lands, Section 64.23(125), as amended, of North York Zoning By-law 7625 prevails as amended by By-law 1410-2007.
- (205) 621 Glenholme Avenue
On these lands, Section 16(192), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (206) 170 Alameda Avenue
On these lands, Section 16(267), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (207) Southeast Corner of Dufferin Street and Martin Street
On these lands, Section 16(232), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (208) 2091 Dufferin Street
On these lands, Section 16(307), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (209) Northeast Corner of Glenora Avenue and Vaughan Road
On these lands, Section 16(87), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (210) East side of Lauder Avenue, South of Rogers Road
On these lands, Section 16(57), as amended, of the former City of York Zoning By-law 1-83 prevails.

- (211) 11 Rogers Road
On these lands, Section 16(352), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (212) 434 Oakwood Avenue
On these lands, Section 16(294), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (213) 369-373 Oakwood Avenue
On these lands, Section 16(156), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (214) 1 Valewood Avenue
On these lands, Section 16(216), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (215) 142 and 148 Kenwood Avenue
On these lands, Section 16(323), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (216) 11 Pinewood Avenue
On these lands, Section 16(369), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (217) 11 Claxton Boulevard
On these lands, Section 16(293), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (218) 1751 and 1753 Keele Street
On these lands, Section 16(404), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (219) 537 Silverthorn Avenue
On these lands, Section 16(312), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (220) Northwest Corner of Silverthorn Avenue and Ewart Avenue
On these lands, Section 16(163), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (221) 438 Silverthorn Avenue
On these lands, Section 16(106), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (222) 1651 Keele Street
On these lands, Section 16(296), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (223) Intersection of Silverthorn Avenue and Kersdale Avenue
On these lands, Section 16(128), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (224) 19 Kenora Crescent
On these lands, Section 16(380), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (225) 450 Gilbert Avenue
On these lands, Section 16(388), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (226) 424 Gilbert Avenue
On these lands, Section 16(389), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (227) 50 and 100 Bronoco Avenue and 366 Rogers Road
On these lands, Section 16(347), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (228) 111 Kitchener Avenue
On these lands, Section 16(354), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (229) 54 Kirknewton Road
On these lands, Section 16(398), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (230) Southwest Corner of Old Weston Road and Hillary Avenue
On these lands, Section 16(149), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (231) East side of Rosethorn Avenue, North of Rogers Road

- On these lands, Section 16(309), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (232) 414 Rogers Road
On these lands, Section 16(234), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (233) 291 Rogers Road
On these lands, Section 16(176), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (234) 290 Rogers Road
On these lands, Section 16(11), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (235) 257, 259, and 261 Nairn Avenue and 238 and 240 Earls court Avenue
On these lands, Section 16(275), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (236) 288 Boon Avenue
On these lands, Section 16(385), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (237) 89 Brownville Avenue
On these lands, Section 16(241), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (238) South of 77 Chryessa Avenue
On these lands, Section 16(235), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (239) 52 Cliff Street
On these lands, Section 16(363), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (240) 80 and 82 Gray Avenue
On these lands, Section 16(228), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (241) 2352 St Clair Avenue West
On these lands, Section 16(302), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (242) 965 Jane Street
On these lands, Section 16(289), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (243) Southeast Corner of Jane Street and St John's Road
On these lands, Section 16(154), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (244) Southeast Corner of Jane Street and Hanley Avenue
On these lands, Section 16(133), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (245) 518 and 520 Riverside Drive
On these lands, Section 16(242), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (246) 708 - 710 Jane Street
On these lands, Section 16(213), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (247) 1202 Jane Street
On these lands, Section 16(382), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (248) 1311 Weston Road
On these lands, Section 16(214), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (249) 1230 and 1234 Weston Road
On these lands, Section 16(288), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (250) 66 Trethewey Drive
On these lands, Section 16(420), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (251) 40 Croham Road
On these lands, Section 16(96), as amended, of the former City of York Zoning By-law 1-83 prevails.

- (252) Southwest Corner of Bowie Avenue and Caledonia Road
On these lands, Section 16(145), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (253) 216 Schell Road
On these lands, Section 16(231), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (254) 160, 162, 164, 166 and 168 Marlee Avenue and 398 Ridelle Avenue
On these lands, Section 16(170), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (255) 406 and 406A Hopewell Avenue
On these lands, Section 16(318), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (256) 522 Plains Road
On these lands, Section 7.2.4.1., as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (257) 65 and 75 Halsey Avenue
On these lands, Section 7.7.5.1, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (258) 404-444 Lumsden Avenue
On these lands, Section 7.7.5.7, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (259) 141-439 Lumsden Avenue
On these lands, Section 7.7.5.8, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (260) 48-108 Eastdale Avenue
On these lands, Section 7.7.5.6, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (261) 61-75 Eastdale Avenue and 2-12 Goodwood Park Crescent
On these lands, Section 7.7.5.9, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (262) 2 Secord Avenue
On these lands, Section 7.7.5.13, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (263) 500 Dawes Road
On these lands, Section 12.1.17, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (264) 506 Dawes Road
On these lands, Section 7.7.5.21, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (265) 508 Dawes Road
On these lands, Section 7.7.5.22, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (266) 10 and 12 Gower Street
On these lands, Section 7.7.5.20, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (267) 1050 Broadview Avenue
On these lands, Section 7.7.5.3, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (268) 1000 Broadview Avenue
On these lands, Section 7.7.5.4, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (269) 1010 Broadview Avenue
On these lands, Section 7.7.5.11, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (270) 980 Broadview Avenue

- On these lands, Section 7.7.5.14, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (271) 1071 Woodbine Avenue
On these lands, Section 7.7.5.15, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (272) 704 Mortimer Avenue
On these lands, Section 7.7.5.18, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (273) 266 Donlands Avenue
On these lands, Section 7.7.5.17, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (274) 1501 Woodbine Avenue
On these lands, Section 12.1.16, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (275) 1042-1048 Broadview Avenue
On these lands, Section 7.7.4.25, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (276) 270-272 Donlands Avenue
On these lands, Section 7.7.5.26, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (277) 390 Dawes Road
On these lands, Section 12.1.19, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (278) 85 and 95 Thorncliffe Park Drive
On these lands, Section 6.10.1, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (279) 925, 927 and 955 Millwood Road
On these lands, Section 6.7.5.2, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (280) 352, 354, 356 McRae Drive and 216 Randolph Road
On these lands, Section 6.7.5.4, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (281) 186 Laird Drive and 360 McRae Drive
On these lands, Section 6.7.5.5, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (282) 2339 and 2353 Dufferin Street and 800 Vaughan Road
On these lands, Section 16(339), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (283) North of St Clair Avenue West, Between Oakwood Avenue and Robina Avenue
On these lands, Section 16(125), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (284) 1586 Bathurst Street
On these lands, Section 16(327), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (285) 1528 and 1530 Bathurst Street
On these lands, Section 16(330), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (286) 1490-1506 Bathurst Street
On these lands, Section 16(153), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (287) 109-137 Raglan Avenue
On these lands, Section 16(73), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (288) East side of Raglan Avenue, Across from Maplewood Avenue

- On these lands, Section 16(27), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (289) 40 Raglan Avenue
On these lands, Section 16(12), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (290) 87-99 Vaughan Road
On these lands, Section 16(329), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (291) 164 Vaughan Road
On these lands, Section 16(392), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (292) 160 Vaughan Road
On these lands, Section 16(117), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (293) 154 Vaughan Road
On these lands, Section 16(221), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (294) 126-138 Vaughan Road
On these lands, Section 16(177), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (295) 100 Raglan Avenue
On these lands, Section 16(116), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (296) South side of Maplewood Avenue, Between Vaughan Road and Raglan Avenue
On these lands, Section 16(319), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (297) East of Haverson Park, North of Woodenhill Court
On these lands, Section 16(142), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (298) East side of Jane Street, South of Outlook Avenue
On these lands, Section 16(193), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (299) Northeast Corner of Jane Street and Dalrymple Drive
On these lands, Section 16(146), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (300) East of Hilldale Road and South side of Humber Boulevard
On these lands, Section 16(136), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (301) 797 Jane Street
On these lands, Section 16(135), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (302) East of Jane Street, North side of Woolner Avenue
On these lands, Section 16(129), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (303) North side of Old Dundas Street, East of Etienne Brule Park
On these lands, Section 16(305), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (304) Southwest Corner of Dundas Street West and Gooch Avenue
On these lands, Section 16(131), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (305) West side of Jane Street, at Black Creek Boulevard
On these lands, Section 16(49), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (306) 43-55 Goldwin Avenue
On these lands, Section 16(332), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (307) North end of Oxford Drive and Denarda Street
On these lands, Section 16(237), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (308) 2480-2490 Eglinton Avenue West and 9-11 Glenhaven Street
On these lands, Section 16(335), as amended, of the former City of York Zoning By-law 1-83 prevails.

- (309) Northeast Corner of Ridelle Avenue and Marlee Avenue
On these lands, Section 16(158), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (310) 855 Roselawn Avenue
On these lands, Section 16(164), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (314) 203, 205 and 207 Raglan Avenue
On these lands, Section 16(413), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (315) North Side Dalrymple Drive, West Side of Cameo Cescent
On these lands, Sections 16(13) and 16(17), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (316) Lands Fronting on Henrietta Street, Runnymede Road, Hagar Avenue and Britannia Avenue
On these lands, Sections 16(111) and 16(118), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (317) 55 Hagar Avenue
On these lands, Section 16(314), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (319) 15 Robina Avenue
On these lands, Section 16(379), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (320) 1207 Roselawn Avenue and 80-88 Miranda Avenue
On these lands, Section 16(356), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (321) North side of Hopewell Avenue
On these lands, Section 16(201), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (322) 2326 Dufferin Street and 2 Hunter Avenue
On these lands, Section 16(1), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (323) Jasper Avenue and Langden Avenue
On these lands, Section 16(217), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (326) 50 Church Street
On these lands, Section 16(346), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (327) 1945 Lawrence Avenue West
On these lands, Section 16(419), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (328) 2490 St Clair Avenue West
On these lands, Section 16(340), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (329) 273 Scarlett Road
On these lands, Section 16(147), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (330) 963 and 1001 Roselawn Avenue
On these lands, Section 16(397), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (331) Southeast Corner of Tichester Road and Bathurst Street
On these lands, Section 16(264), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (332) 10 Tichester Road
On these lands, Sections 16(212) and (303), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (333) North side of Heath Street West
On these lands, Sections 16(199) and (212), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (334) 248 to 256 Heath Street West

On these lands, Sections 16(165) and (212), as amended, of the former City of York Zoning By-law 1-83 prevail.

(335) 240 to 246 Heath Street West

On these lands, Sections 16(178) and (212), as amended, of the former City of York Zoning By-law 1-83 prevail.

(336) Fronting on Walmer Road and Tweedsmuir Avenue South

On these lands, Sections 16(110), (121) and (122), as amended, of the former City of York Zoning By-law 1-83 prevail.

(337) 443 to 449 Walmer Road

On these lands, Section 16(200), as amended, of the former City of York Zoning By-law 1-83 prevails.

(338) 435 to 441 Walmer Road

On these lands, Section 16(209), as amended, of the former City of York Zoning By-law 1-83 prevails.

(339) 423 and 425 Walmer Road

On these lands, Section 16(238), as amended, of the former City of York Zoning By-law 1-83 prevails.

(340) South side of Eglinton Avenue West and Elhurst Court

On these lands, Section 16(182), as amended, of the former City of York Zoning By-law 1-83 prevails.

(341) East side of Jane Street, North of Woolner Avenue and South of Smythe Park

On these lands, Section 16(6), as amended, of the former City of York Zoning By-law 1-83 prevails.

(342) West side of Keele Street and South of Rogers Road

On these lands, Section 16(345), as amended, of the former City of York Zoning By-law 1-83 prevails.

(343) 2346 and 2352 Weston Road

On these lands, Section 16(255), as amended, of the former City of York Zoning By-law 1-83 prevails.

(344) 1400 Weston Road

On these lands, Section 16(306), as amended, of the former City of York Zoning By-law 1-83 prevails.

(345) 55 Emmett Avenue

On these lands, Sections 16(130) and 16(169), as amended, of the former City of York Zoning By-law 1-83 prevail.

(346) 2322-2400 Eglinton Avenue West and 9-11 Glenhaven Street

On these lands, Section 16(317), as amended, of the former City of York Zoning By-law 1-83 prevails.

(347) Hopewell Area

On these lands, Section 16(148), as amended, of the former City of York Zoning By-law 1-83 prevails.

(348) 130-152 Vanderhood Avenue (north side), 1-43 Aerodrome Crescent (east side), 50-132 Aerodrome Crescent, 5-34 Thomaselgie Drive, and 1-35 Brian Peck Crescent

On these lands, Section 6.11.2, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.

(349) Southeast Corner of Roselawn Avenue and Marlee Avenue

On these lands, Section 16(179), as amended, of the former City of York Zoning By-law 1-83 prevails.

(350) 45-75 Four Winds Drive (South Side)

On these lands, Section 64.24(12) of North York Zoning By-law 7625 prevails.

(351) 1153-1163 Ellesmere Road

On these lands, exception letter "U" of Exceptions List - Schedule "C" of Scarborough Zoning By-law 9350 prevails.

(352) 5131 Sheppard Ave E

On these lands, exception number 4 of Exceptions List - Schedule "C" of Scarborough zoning by-law 14402

prevails.

(353) 3195 Sheppard Avenue East

On these lands, exception number 26 of Exceptions List - Schedule "C" of Scarborough Zoning By-law 10717 prevails.

(354) 3070 Ellesmere Road

On these lands, exception numbers 16 and 18 of Exceptions List - Schedule "C" of Scarborough Zoning By-law 11883 prevails.

(355) 1906 - 1930 Weston Road

On these lands, Section 16(421), as amended, of the former City of York Zoning By-law 1-83 prevails.

(356) 1902 Weston Road

On these lands, Section 16(243), as amended, of the former City of York Zoning By-law 1-83 prevails.

(357) ---

On these lands, Section 64.25(4), as amended, of the former City of North York Zoning By-law 7625 prevails.

(358) 8 Codeco Court

On these lands, Section 64.31(52) of North York Zoning By-law 7625 prevails.

(359) 22 Carnforth Road

On these lands, Section 64.30(8) of North York Zoning By-law 7625 prevails.

(360) High Meadow Place

On these lands, Section 64.32(12) of North York Zoning By-law 7625 prevails.

(361) 116 Toryork Drive

On these lands, Section 64.32(16) of North York Zoning By-law 7625 prevails.

(362) 114 and 115 Toryork Drive

On these lands, Section 64.32(17) of North York Zoning By-law 7625 prevails.

(363) 89 Fenmar Drive

On these lands, Section 64.32(22) of North York Zoning By-law 7625 prevails.

(364) 185, 225, 235 and 245 Yorklands Boulevard

On these lands, Section 64.34(9) of North York Zoning By-law 7625 prevails.

(365) 24 Pinehill Crescent

On these lands, Section 16(51), as amended, of the former City of York Zoning By-law 1-83 prevails.

(367) 1715 McCowan Road, 4651 Sheppard Avenue East

On these lands, section 2 of exception number 11 of Exceptions List - Schedule "C" of Scarborough Zoning By-law 12181 prevails.

(368) 4155 Sheppard Avenue East

On these lands, exception number 33 of Exceptions List - Schedule "C" of Scarborough Zoning By-law 10076 prevails.

(369) 300 York Mills Road, 2544 Bayview Avenue

On these lands, Section 64.23(40) of North York Zoning By-law 7625 prevails.

(370) 4021 Yonge Street

On these lands, Section 64.23(90) of North York Zoning By-law 7625 prevails.

(371) 1 York Gate Boulevard

On these lands, Section 64.24(5) of North York Zoning By-law 7625 prevails.

(372) 906 Sheppard Avenue West

- On these lands, Section 64.26(2) of North York Zoning By-law 7625 prevails.
- (374) 626 Sheppard Avenue West
On these lands, Section 64.24(2) of North York Zoning By-law 7625 prevails.
- (375) 3374 Keele Street
On these lands, Section 64.23(52) of North York Zoning By-law 7625 prevails.
- (376) Doctor's Offices in Various Residential Building Types West of Chatsworth Drive South of Lawrence Avenue West
On these lands, Section 12: (1) 5 of By-law 438-86, as amended prevails.
- (377) Cadbury Factory Site- Gladstone and College Street
On these lands, Section 12: (1) 18 of By-law 438-86, as amended prevails.
- (378) St. Clair West between Russell Hill Rd and Warren Road Sites
On these lands, Section 12: (1) 27 of By-law 438-86, as amended prevails.
- (379) 200 Elm Street, 222 Elm Street and 20 Murray Street.
On these lands, Section 12: (1) 99 of By-law 438-86, as amended prevails.
- (380) 509 and 539 Eastern Avenue
On these lands, Section 12: (1) 154 of By-law 438-86, as amended prevails.
- (381) 411 Richmond Street East
On these lands, Section 12: (1) 174 of By-law 438-86, as amended prevails.
- (382) Beverley Street Offices
On these lands, Section 12: (1) 176 of By-law 438-86, as amended prevails.
- (383) 17 Davenport Road and 10 Scollard Street
On these lands, Section 12: (1) 191 of By-law 438-86, as amended prevails.
- (384) 29,39 and 45 Davenport Road & 40 Scollard Street
On these lands, Section 12: (1) 192 of By-law 438-86, as amended prevails.
- (385) 545 and 595 Commissioners Street
On these lands, Section 12: (1) 220 of By-law 438-86, as amended prevails.
- (386) 60 Huron Street
On these lands, Section 12: (1) 226 of By-law 438-86, as amended prevails.
- (387) 5 Austin Terrace
On these lands, Section 12: (1) 261 of By-law 438-86, as amended prevails.
- (388) 603 Davenport Road
On these lands, Section 12: (1) 262 of By-law 438-86, as amended prevails.
- (389) 250 Madison Avenue
On these lands, Section 12: (1) 264 of By-law 438-86, as amended prevails.
- (390) 271 Spadina Road
On these lands, Section 12: (1) 265 of By-law 438-86, as amended prevails.
- (391) 391 Davenport Road
On these lands, Section 12: (1) 266 of By-law 438-86, as amended prevails.
- (392) 25, 29 and 31 Roncesvalles Avenue
On these lands, Section 12: (1) 267 of By-law 438-86, as amended prevails.
- (393) 321 Bloor Street East
On these lands, Section 12: (1) 268 of By-law 438-86, as amended prevails.

- (394) 383 Sorauren Avenue
On these lands, Section 12: (1) 269 of By-law 438-86, as amended prevails.
- (395) 2280 and 2290 Dundas Street West
On these lands, Section 12: (1) 271 of By-law 438-86, as amended prevails.
- (396) 386 Symington Avenue
On these lands, Section 12: (1) 277 of By-law 438-86, as amended prevails.
- (397) 17 Gould Street
On these lands, Section 12: (1) 284 of By-law 438-86, as amended prevails.
- (398) UofT site at 631-651 Spadina Avenue
On these lands, Section 12: (1) 285 of By-law 438-86, as amended prevails.
- (399) Sudbury Street Site Specific
On these lands, Section 12: (1) 288 of By-law 438-86, as amended prevails.
- (400) 200 Adelaide Street West
On these lands, Section 12: (1) 291 of By-law 438-86, as amended prevails.
- (401) 1615 Dufferin Street
On these lands, Section 12: (1) 295 of By-law 438-86, as amended prevails.
- (402) 204 Christie Street and 2 Essex Street
On these lands, Section 12: (1) 296 of By-law 438-86, as amended prevails.
- (403) 861 Avenue Road
On these lands, Section 12: (1) 298 of By-law 438-86, as amended prevails.
- (404) 938 Queen Street West
On these lands, Section 12: (1) 300 of By-law 438-86, as amended prevails.
- (405) 952 Queen Street West
On these lands, Section 12: (1) 301 of By-law 438-86, as amended prevails.
- (406) 555 and 565 Dupont Street
On these lands, Section 12: (1) 302 of By-law 438-86, as amended prevails.
- (407) 567 Dupont Street
On these lands, Section 12: (1) 303 of By-law 438-86, as amended prevails.
- (408) Dundas, Bay, Queen, Yonge Truck Access
On these lands, Section 12: (1) 304 of By-law 438-86, as amended prevails.
- (409) College St, Bay St, Gerrard St, Yonge St Block
On these lands, Section 12: (1) 305 of By-law 438-86, as amended prevails.
- (410) 135 Loughton Avenue
On these lands, Section 12: (1) 306 of By-law 438-86, as amended prevails.
- (411) 137-147 Merton Street & 319 Merton Street-
On these lands, Section 12: (1) 308 of By-law 438-86, as amended prevails.
- (412) 123 Coxwell Avenue
On these lands, Section 12: (1) 309 of By-law 438-86, as amended prevails.
- (413) 100 Queen Street West (City Hall)
On these lands, Section 12: (1) 311 of By-law 438-86, as amended prevails.
- (414) Richmond St W, Bay St, Temperance St, Yonge St.

- On these lands, Section 12: (1) 312 of By-law 438-86, as amended prevails.
- (415) 793 Spadina Road
On these lands, Section 12: (1) 314 of By-law 438-86, as amended prevails.
- (416) 483-497 Eglinton Avenue West
On these lands, Section 12: (1) 315 of By-law 438-86, as amended prevails.
- (417) 298 Lonsdale Road (Bishop Strachan School)
On these lands, Section 12: (1) 317 of By-law 438-86, as amended prevails.
- (418) 25 and 30 Thelma Avenue
On these lands, Section 12: (1) 319 of By-law 438-86, as amended prevails.
- (419) 65 Marlee Avenue
On these lands, Section 12: (1) 321 of By-law 438-86, as amended prevails.
- (420) 120 Dunvegan Road
On these lands, Section 12: (1) 322 of By-law 438-86, as amended prevails.
- (421) 653 Eglinton Avenue West
On these lands, Section 12: (1) 324 of By-law 438-86, as amended prevails.
- (422) 1733-1735 Bathurst Street
On these lands, Section 12: (1) 325 of By-law 438-86, as amended prevails.
- (423) 121 Kennedy Avenue
On these lands, Section 12: (1) 329 of By-law 438-86, as amended prevails.
- (424) 8 South Kingsway and 90 The Queensway
On these lands, Section 12: (1) 330 of By-law 438-86, as amended prevails.
- (425) 600 Jarvis Street
On these lands, Section 12: (1) 331 of By-law 438-86, as amended prevails.
- (426) 99 River Street
On these lands, Section 12: (1) 336 of By-law 438-86, as amended prevails.
- (427) 74 Roncesvalles Avenue
On these lands, Section 12: (1) 339 of By-law 438-86, as amended prevails.
- (428) 403 Keele Street
On these lands, Section 12: (1) 343 of By-law 438-86, as amended prevails.
- (429) 81 Bond Street
On these lands, Section 12: (1) 344 of By-law 438-86, as amended prevails.
- (430) 2741 Yonge Street
On these lands, Section 12: (1) 345 of By-law 438-86, as amended prevails.
- (431) 1415 Bloor Street West
On these lands, Section 12: (1) 349 of By-law 438-86, as amended prevails.
- (432) 426 Queen Street East
On these lands, Section 12: (1) 352 of By-law 438-86, as amended prevails.
- (433) 4 Avenue Road
On these lands, Section 12: (1) 353 of By-law 438-86, as amended prevails.
- (434) Oriole Gardens and Lawton Boulevard Site
On these lands, Section 12: (1) 355 of By-law 438-86, as amended prevails.

- (435) 200 King Street East
On these lands, Section 12: (1) 358 of By-law 438-86, as amended prevails.
- (436) Frederick Street site near Toronto Viaduct
On these lands, Section 12: (1) 363 of By-law 438-86, as amended prevails.
- (437) 100 Edward Street
On these lands, Section 12: (1) 368 of By-law 438-86, as amended prevails.
- (438) 1164 St. Clair Avenue West
On these lands, Section 12: (1) 370 of By-law 438-86, as amended prevails.
- (439) 235 Ossington Avenue
On these lands, Section 12: (1) 371 of By-law 438-86, as amended prevails.
- (440) 641 College Street
On these lands, Section 12: (1) 372 of By-law 438-86, as amended prevails.
- (441) 245 Carlton Street
On these lands, Section 12: (1) 373 of By-law 438-86, as amended prevails.
- (442) 209 Roncesvalles Avenue
On these lands, Section 12: (1) 374 of By-law 438-86, as amended prevails.
- (443) 892 Bloor Street West
On these lands, Section 12: (1) 375 of By-law 438-86, as amended prevails.
- (444) 1312 Bloor Street West
On these lands, Section 12: (1) 376 of By-law 438-86, as amended prevails.
- (445) 1125 Bloor Street West
On these lands, Section 12: (1) 377 of By-law 438-86, as amended prevails.
- (446) 1200 King Street West
On these lands, Section 12: (1) 378 of By-law 438-86, as amended prevails.
- (447) 470 Lake Shore Boulevard West
On these lands, Section 12: (1) 380 of By-law 438-86, as amended prevails.
- (448) Wiltshire Ave site
On these lands, Section 12: (1) 383 of By-law 438-86, as amended prevails.
- (449) 60 Lakeshore Avenue
On these lands, Section 12: (1) 386 of By-law 438-86, as amended prevails.
- (450) Withrow St and Cibola Ave properties
On these lands, Section 12: (1) 387 of By-law 438-86, as amended prevails.
- (451) 1441 King Street West
On these lands, Section 12: (1) 391 of By-law 438-86, as amended prevails.
- (452) 1 Yonge Street
On these lands, Section 12: (1) 392 of By-law 438-86, as amended prevails.
- (453) CNR Don Storing Yards
On these lands, Section 12: (1) 395 of By-law 438-86, as amended prevails.
- (454) Main Street Property, 33.5 m south of Danforth Ave
On these lands, Section 12: (1) 396 of By-law 438-86, as amended prevails.
- (455) 660 Fleet Street

- On these lands, Section 12: (1) 399 of By-law 438-86, as amended prevails.
- (456) 175 Elizabeth Street
On these lands, Section 12: (1) 400 of By-law 438-86, as amended prevails.
- (457) 72 & 74 Elm Street
On these lands, Section 12: (1) 402 of By-law 438-86, as amended prevails.
- (458) 1 Front Street West
On these lands, Section 12: (1) 403 of By-law 438-86, as amended prevails.
- (459) 11 Polson Street
On these lands, Section 12: (1) 405 of By-law 438-86, as amended prevails.
- (460) UofT site at 77 Charles Street West
On these lands, Section 12: (1) 407 of By-law 438-86, as amended prevails.
- (461) Devonshire PI Property, 85.5 m south of Bloor St W (Varsity Stadium)
On these lands, Section 12: (1) 411 of By-law 438-86, as amended prevails.
- (462) 153 Bloor Street West
On these lands, Section 12: (1) 413 of By-law 438-86, as amended prevails.
- (463) UofT site at 5 Devonshire Place
On these lands, Section 12: (1) 418 of By-law 438-86, as amended prevails.
- (464) UofT site at 1 Spadina Crescent
On these lands, Section 12: (1) 424 of By-law 438-86, as amended prevails.
- (465) 199 Adelaide Street East
On these lands, Section 12: (1) 427 of By-law 438-86, as amended prevails.
- (466) 411 and 535 Danforth Avenue
On these lands, Section 12: (1) 429 of By-law 438-86, as amended prevails.
- (467) UofT site at ROM site (Bloor & Queen's Park)
On these lands, Section 12: (1) 435 of By-law 438-86, as amended prevails.
- (469) 95 Queen's Park
On these lands, Section 12: (1) 439 of By-law 438-86, as amended prevails.
- (470) Charles St W and St. Thomas Street site
On these lands, Section 12: (1) 440 of By-law 438-86, as amended prevails.
- (471) 31 St. Clements Avenue
On these lands, Section 12: (1) 442 of By-law 438-86, as amended prevails.
- (472) Chaplin Cr, Avenue Road Gas Station
On these lands, Section 12: (1) 443 of By-law 438-86, as amended prevails.
- (473) 241 and 247 Spadina Avenue
On these lands, Section 12: (1) 444 of By-law 438-86, as amended prevails.
- (474) 350 Russell Hill Road and 304 Lonsdale Road
On these lands, Section 12: (1) 446 of By-law 438-86, as amended prevails.
- (475) 476 480 and 490 King Street East (By-law 822-2001)
On these lands, Section 12: (1) 450 of By-law 438-86, as amended prevails.
- (476) 2383 Bloor Street West
On these lands, Section 12: (1) 452 of By-law 438-86, as amended prevails.

- (477) 660 Fleet Street
On these lands, Section 12: (1) 453 of By-law 438-86, as amended prevails.
- (478) 1 Davenport Road
On these lands, Section 12: (1) 459 of By-law 438-86, as amended prevails.
- (479) 600 Victoria Park Avenue
On these lands, Section 12: (1) 464 of By-law 438-86, as amended prevails.
- (480) 193 Geary Avenue
On these lands, Section 12: (1) 469 of By-law 438-86, as amended prevails.
- (481) 181-225 Mill Street
On these lands, Section 12: (1) 477 of By-law 438-86, as amended prevails.
- (482) 90-100 Broadview Avenue
On these lands, Section 12: (1) 478 of By-law 438-86, as amended prevails.
- (483) 100 Garrison Road and 800 Fleet Street
On these lands, Section 12: (1) 480 of By-law 438-86, as amended prevails.
- (484) 3018-3020 Yonge Street
On these lands, Section 12: (1) 481 of By-law 438-86, as amended prevails.
- (485) 1501 Yonge Street and 1521 Yonge Street
On these lands, Section 12: (2) 266 a) of By-law 438-86, as amended prevails.
- (486) 22-24 Birch Avenue and 15A, 15B, 15C, 17A, 17B, 17C Alcorn Avenue (formerly 13-17 Alcorn Avenue)
On these lands, Section 12: (2) 266 b) of By-law 438-86, as amended prevails.
- (487) 29 Birch Avenue
On these lands, Section 12: (2) 266 c) of By-law 438-86, as amended prevails.
- (488) 10 Alcorn Avenue (formerly No. 8 Alcorn)
On these lands, Section 12: (2) 266 d) of By-law 438-86, as amended prevails.
- (489) 3 and 6 Windermere Avenue
On these lands, Section 12: (2) 300 of By-law 438-86, as amended prevails.
- (490) Property on north side of Musgrave Street and west side of Victoria Park
On these lands, Section 12: (2) 320 of By-law 438-86, as amended prevails.
- (491) 640-650 Fleet Street
On these lands, Section 12: (2) 332 of By-law 438-86, as amended prevails.
- (492) 21-45 St. Clement's Avenue and 575-583 Duplex Avenue (St. Clement's School)
On these lands, Section 12: (2) 337 of By-law 438-86, as amended prevails.
- (493) East Side of Jane Street, Between Woolner Avenue and Corbett Avenue
On these lands, Section 16(320), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (494) 3588 and 4600 Bathurst Street
On these lands, Section 64.21(14), as amended, of the North York Zoning By-law 7625 prevails.
- (495) 2350 Finch Avenue West
On these lands, Section 64.20-A(134), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (496) 1633 Sheppard Avenue West
On these lands, Section 64.12(9), as amended, of the former City of North York Zoning By-law 7625 prevails.

- (497) 4917-4975 Yonge Street, 11-27 Hollywood Avenue, 8-18 & 50 Spring Garden Avenue
On these lands, Sections 64.13(44), 64.20-A(107), 64.20-A(154), 64.20-A(155), as amended, of the former City of North York Zoning By-law 7625 prevail.
- (498) 115 Torbarrie Road (Municipally Known in 2002)
On these lands, Section 64.14-A(13), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (499) 137 Finch Avenue West
On these lands, Section 64.23(67) of North York Zoning By-law 7625 prevails.
- (500) 89 Finch Avenue West
On these lands, Section 64.23(118) of North York Zoning By-law 7625 prevails.
- (501) 77, 79, and 81 Finch Avenue West
On these lands, Section 64.23(82) of North York Zoning By-law 7625 prevails.
- (502) 181 Finch Avenue West
On these lands, Section 64.23(102) of North York Zoning By-law 7625 prevails.
- (503) 187 Finch Avenue West
On these lands, Section 64.26(5) of North York Zoning By-law 7625 prevails.
- (504) 45-65, and 75 Four Winds Drive
On these lands, Section 64.24(12) of North York Zoning By-law 7625 prevails.
- (505) 5505 and 5845-6015 Leslie Street (east side only), 11 Ravel Road, and 1505-1575 Steeles Avenue East (south side only)
On these lands, Section 64.24(4) of North York Zoning By-law 7625 prevails.
- (506) 84 Finch Avenue West
On these lands, Section 64.23(121) of North York Zoning By-law 7625 prevails.
- (507) 80, 82 Finch Avenue West
On these lands, Section 64.23(54) of North York Zoning By-law 7625 prevails.
- (508) 6150 Yonge Street
On these lands, Section 64.23(78) of North York Zoning By-law 7625 prevails.
- (509) 6212-6600 Yonge Street (west side only)
On these lands, Section 64.25(6) of North York Zoning By-law 7625 prevails.
- (510) 180 Finch Avenue West
On these lands, Section 64.23(53) of North York Zoning By-law 7625 prevails.
- (511) 24 Drewry Avenue
On these lands, Section 64.23(101) of North York Zoning By-law 7625 prevails.
- (512) 76-80 Finch Avenue East (north side only)
On these lands, Section 64.26(6) of North York Zoning By-law 7625 prevails.
- (513) 6347 Yonge Street
On these lands, Section 64.23(29) of North York Zoning By-law 7625 prevails.
- (515) 6191 Yonge Street
On these lands, Section 64.23(76) of North York Zoning By-law 7625 prevails.
- (516) 4800 Leslie Street
On these lands, Section 64.23(31) of North York Zoning By-law 7625 prevails.
- (517) 1400 Weston Road

- On these lands, Section 16(306), as amended, of the Former City of York Zoning By-law 1-83 prevails.
- (518) 1009, 1011 Sheppard Avenue West
On these lands, Section 64.26(1), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (519) Block "E" of Registered Plan 7636 (Thornccliffe Park Area)
On these lands, Section 7.1.3(b), as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (520) 784-822 Eglinton Avenue East (north side only), 846-880 Eglinton Avenue East (north side only), 205-235 McRae Drive (south side only), and 850-864 Millwood Road (north side only)
On these lands, **dwelling units** must comply with Section 7.2.1, as amended, of the former Town of Leaside Zoning By-law 1916 which prevails.
- (521) 140 Finch Avenue West
On these lands, Section 64.13(81), (bylaw 210-2006) as amended, of the former City of North York Zoning By-law 7625 prevails.
- (522) Blocks D, E and F, and Part of Block A, Registered Plan M-788 and Part of Block N, Registered Plan M-736
On these lands, Sections 7.1.3(f) and 7.1.3(g), as amended, of the former Town of Leaside Zoning By-law 1916 prevail.
- (523) 832-844 Eglinton Avenue East
On these lands, Section 7.2.4.1, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (524) 547-555 Wilson Heights Boulevard (east side only)
On these lands, Section 64.23(64), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (525) 65 Overlea Boulevard
On these lands, Section 7.3.4(a), as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (526) 25 Overlea Boulevard
On these lands, Section 7.3.4(b), as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (527) 1353 Woodbine Avenue
On these lands, Section 7.7.5.24.1, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (528) 1590 O'Connor Drive
On these lands, Section 7.7.5.24.2, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (529) 1068 Pape Avenue
On these lands, Section 8.A.3, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (530) 2 Curity Avenue
On these lands, Section 8.B, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (531) 1297 and 1299 Woodbine Avenue
On these lands, Section 8.A.13, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (532) 995-1001 Broadview Avenue (east side only)
On these lands, Section 8.A.17, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (533) 939 and 951 O'Connor Drive
On these lands, Section 8.A.19, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (534) 850 Pape Avenue
On these lands, Section 8.A.22, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (535) 301 Moore Avenue
On these lands, Section 12.1.4, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

- (536) 2932-3060 Danofth Avenue (north side only)
On these lands, Section 12.1.7, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (537) 1180, 1182, 1184 Victoria Park Avenue
On these lands, Section 8.A.12, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (538) 660 Eglinton Avenue East
On these lands, Section 6.11.1, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (539) 314-365 Oakwood Avenue, 366-376 Oakwood Avenue (west side only)
On these lands, Sections 11.2.1(10) and 11.3.1(5)(a), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (540) West Side of Weston Road, South of Burgundy Court
On these lands, Section 64.13(24), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (541) Northwest Corner of Denison Road East and Sam Frustaglio Drive
On these lands, Section 64.17(21), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (542) 115 Torbarrie Road (Municipally Known in 2002)
On these lands, Section 64.17-B(36), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (543) 39 and 45 Green Belt Drive
On these lands, Sections 64.16(10), 64.16(17), 64.20-A(84), 64.20-A(85), and 64.37(19), as amended, of the former City of North York Zoning By-law 7625 prevail.
- (544) 1465 Lawrence Avenue West
On these lands, Section 64.20-A(98), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (545) 230 Milvan Drive
On these lands, Section 64.20-A(138), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (546) 475 and 485 Patricia Avenue
On these lands, Section 64.20-A(161), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (547) 929, 931, 933, 935, 937 and 939 Sheppard Avenue West
On these lands, Section 64.20-A(137), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (548) 650 - 672 Sheppard Avenue East
On these lands, Section 64.20-A(144), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (549) 51 Fairchild Avenue and 4 Inez Court
On these lands, Section 64.14-B(13), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (550) North of Keele Street, At Wycombe Road
On these lands, Section 64.16(7), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (551) 220 Bowie Avenue
On these lands, Section 16(381), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (552) 41-63 Halsey Avenue
On these lands, Section 7.5.4.38, as amended, of the former Borough of East York Zoning By-law 6752 prevails.
- (553) 477-521 Oakwood Avenue (east side only), 504-540 Oakwood Avenue, 616-668 Vaughan Road (south side only),

- and 571-637 Vaughan Road (north side only)
 On these lands, Sections 11.2.1(10) and 11.3.1(5)(b), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (554) 129 Gorman Park Road
 On these lands, Section 64.23(124), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (555) 473 and 475 Oakwood Avenue
 On these lands, Sections 11.2.1(10), 11.3.1(5)(b), and 16(343), as amended, of the former City of York Zoning By-law 1-83 prevail.
- (556) 2205, 2225, 2245 and 2255 Sheppard Avenue East
 On these lands, Section 64.34(5), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (557) Warden Avenue and Mack Avenue
 On these lands, Exception 11 of City of Toronto By-law 950-2005 (Warden Woods) as amended prevails.
- (558) Danforth Road and Mack Avenue
 On these lands, Exception 8 of City of Toronto By-law 950-2005 (Warden Woods) as amended prevails.
- (559) Area of Ferguson Street, Winkler Terrace, Yates Avenue, Ayers Crescent
 On these lands, Exception 3 of City of Toronto By-law 950-2005 as amended by bylaw 152-2006 (Warden Woods) prevails.
- (560) Area South of Tranter Trail
 On these lands, Exception 3 and 6A of City of Toronto By-law 950-2005 (Warden Woods) as amended, prevails.
- (561) John Bell Crescent
 On these lands, Exception 9 of City of Toronto By-law 950-2005 (Warden Woods) as amended prevails.
- (562) 631 Sheppard Avenue West
 On these lands, Section 64.23(116), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (563) 905, 907 Don Mills Road
 On these lands, Section 64.23(9), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (564) 30 Commercial Road
 On these lands, Section 8.3.4(i), as amended, of the former Town of Leaside Zoning By-law 1916 prevails.
- (565) Helicopter Flight Path East and West of Elm Street and University Avenue
 On these lands, Section 12:(2) 256 of By-law 438-86, as amended prevails.
- (566) ---
 On these lands Exception 64 in Schedule 'C' of Former Scarborough Eglinton Community By-law 10048 prevails
- (567) ---
 On these lands Exception 64 in Schedule 'C' of Former Scarborough Eglinton Community By-law 10048 prevails
- (568) 126 Bellamy Road North
 On these lands, exception number 42 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.
- (569) 619, 627, 669 Danforth Rd and 3569-3577 St Clair Av E, 405 Kennedy Road.
 On these lands, numbers 355, and 913 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 24982 prevails.
- (570) 625 Danforth Rd
 On these lands, numbers 355, and 913 of Performance Standard Chart – Schedule 'B' and exception number 2

of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 24982 prevails.

(571) 975-991 Kennedy Road

On these lands, numbers 355, 913, and 991 of Performance Standard Chart – Schedule ‘B’ and exception numbers 315 and 202 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 24982 prevails.

(572) 1480 Midland Avenue

On these lands, numbers 355, 804, 913, 991, 1274, and 1366 of Performance Standard Chart – Schedule ‘B’ and exception number 7 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 24982 prevails.

(573) 1450 Midland Avenue

On these lands, numbers 78, 661, 662, 667, 798, 913, 990, 1058, 1251, 1360, 1563, 1881, and 2350 of Performance Standard Chart – Schedule ‘B’ and exception number 202 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 24982 prevails.

(574) 2155 Lawrence Av E.

On these lands, numbers 173, 187, 663, 666, 668, 673, 799, 913, 1717, 2206, and 2368 of Performance Standard Chart – Schedule ‘B’ and exception numbers 202, 231, and 833 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 24982 prevails.

(575) 601, 603 and 605 Oakwood Avenue

On these lands, Section 16(432), as amended, of the former City of York Zoning By-law 1-83 prevails.

(578) 1236 Birchmount Road.

On these lands, numbers 250, 251, 252, 253, 710, 711, 915, 996, 1074n, 1075s, 1848, 2206, and 2376 of Performance Standard Chart – Schedule ‘B’ and exception numbers 202, 231, 465 and 833 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 24982 prevails.

(579) 5225-5235 Finch Av E

On these lands, numbers 20, 688, 913, 991, 1054, 1568, 1635, 1794, and 2029 of Performance Standard Chart – Schedule ‘B’ and exception number 222 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 24982 prevails.

(580) 5215 Finch Av E

On these lands, numbers 20, 688, 913, 991, 1054, 1568, 1635, 1794, and 2029 of Performance Standard Chart – Schedule ‘B’ of the former City of Scarborough Zoning By-law 24982 prevails.

(581) 7445 Kingston Road

On these lands, numbers 101, and 203 of Performance Standard Chart – Schedule ‘B’ and exception number 40 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 15907 prevails.

(582) 10 Dean Park Road

On these lands, numbers 26, 110, 211, 310, 313, 402, 406, 424, 425, 426, 427, and 428 of Performance Standard Chart – Schedule ‘B’ and exception numbers 2, and 4 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 15907 prevails.

(583) 3351 Lawrence Ave E

On these lands, numbers 27, 46, 77, 88 of Performance Standard Chart – Schedule ‘B’ of the former City of Scarborough Zoning By-law 9510 prevails.

(584) 3365 Lawrence Ave E

On these lands, numbers 27, 46, 77, and 88 of Performance Standard Chart – Schedule ‘B’ and exception number 31 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9510 prevails.

(585) 3401 Lawrence Ave E

On these lands, numbers 27, 30, 78, and 88 of Performance Standard Chart – Schedule ‘B’ and exception number 39 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9510 prevails.

(586) 3583, 3585 Lawrence Ave E

On these lands, numbers 40D, 40E, 77, 87, 131, and 139 of Performance Standard Chart – Schedule ‘B’ of the

former City of Scarborough Zoning By-law 9510 prevails.

(587) 575 Markham Road

On these lands, numbers 27, 46, 77, and 88 of Performance Standard Chart – Schedule 'B' and exception number 31 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(588) 555 Markham Road

On these lands, numbers 27, 47, and 77 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9510 prevails.

(589) 565 Markham Road

On these lands, numbers 27, 47, and 77 of Performance Standard Chart – Schedule 'B' and exception number 19 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(590) 2480 Gerrard Street E and 399 Victoria Park Avenue

On these lands, numbers 40D, and 70 of Performance Standard Chart – Schedule 'B' and of the former City of Scarborough Zoning By-law 8786 prevails.

(591) North portion of lands adjacent to railway corridor, roughly between Tilburn Place and Queensbury Avenue.

On these lands, numbers 25 and 70 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 8786 prevails.

(592) 150 Clonmore Drive (approximately)

On these lands, numbers 25 and 70 of Performance Standard Chart – Schedule 'B' and exception numbers 1 and 22 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 8786 prevails.

(593) 2560 Gerrard St E

On these lands, numbers 25, 72, 190 and 191 of Performance Standard Chart – Schedule 'B' and exception number 25 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 8786 prevails.

(594) 3665, 3677 Lawrence Ave E

On these lands, numbers 27, 47, and 77 of Performance Standard Chart – Schedule 'B' and exception number 20 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(595) 3665, 3677 Lawrence Ave E

On these lands, numbers 27, 32, 47, and 77 of Performance Standard Chart – Schedule 'B' and exception number 20 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(596) 7451 Kingston Road

On these lands, exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.

(597) 3701 Lawrence Ave E

On these lands, numbers 27, 28, and 77 of Performance Standard Chart – Schedule 'B' and exception number 45 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(598) 6766, 6780 Kingston Road

On these lands, numbers 47, 114, 115, 404, 405, 508 and 518 of Performance Standard Chart – Schedule 'B' and exception number 3 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.

(599) 6746, 6752, 6758 Kingston Road

On these lands, numbers 47, 114, 115, 404, 412, and 508 of Performance Standard Chart – Schedule 'B' and exception number 4 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.

(600) 6715, 6727, 6737 Kingston Road

On these lands, number 114 of Performance Standard Chart – Schedule 'B' and exception number 10 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.

(601) 65, and 111 Rylander Blvd

On these lands, numbers 114, 328, 436, 500, 501, 502, 503, and 504 of Performance Standard Chart –

Schedule 'B' and exception number 9 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.

(602) 1021 Markham Road

On these lands, numbers 27, 47, and 76 of Performance Standard Chart – Schedule 'B' and exception number 20 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(603) 2201 Ellesmere Road

On these lands, numbers 27 and 77 of Performance Standard Chart – Schedule 'B' and exception number 20 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(604) 1125, 1151 Markham Rd

On these lands, numbers 27, 55, and 76 of Performance Standard Chart – Schedule 'B' and exception numbers 14 and 62 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(605) 1201 Markham Road

On these lands, numbers 27, 77, and 88 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9510 prevails.

(606) 1150 Markham Rd

On these lands, numbers 27, 77, and 89 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9510 prevails.

(607) 60 Tuxedo Crt

On these lands, numbers 40B, 77, 101 and 139 of Performance Standard Chart – Schedule 'B' and exception number 55 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(608) 1255 Markham Rd

On these lands, numbers 40K, 200, and 201 of Performance Standard Chart – Schedule 'B' and exception number 63 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(609) 1221 Markham Road

On these lands, numbers 40J, 88, and 146 of Performance Standard Chart – Schedule 'B' and exception number 57 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(610) 4129, 4139 Lawrence Ave E

On these lands, numbers 74, 319, and 400 of Performance Standard Chart – Schedule 'B' and exception number 18 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10327 prevails.

(611) 2085 Ellesmere Rd

On these lands, numbers 27, 77, 89, 45, and 88 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9510 prevails.

(612) 4137 Lawrence Ave E

On these lands, numbers 74, 319, and 400 of Performance Standard Chart – Schedule 'B' and exception numbers 18 and 43 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10327 prevails.

(613) 3304, 3310, 3330 Lawrence Ave E

On these lands, numbers 27, 47, 77 and 88 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9510 prevails.

(614) 3340 Lawrence Ave E

On these lands, numbers 27, 47, 77, and 88 of Performance Standard Chart – Schedule 'B' and exception number 50 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.

(615) 1448-1496 Kingston Rd plus most of 225X Warden Av

On these lands, numbers 33, 47, and 70 of Performance Standard Chart – Schedule 'B' and exception number 28 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 8786 prevails.

(616) 1202-1210 Kingston Rd and 150-160 Fallingbrook

On these lands, numbers 149, 201, 233, 234, 235, 260, 261, and 280 of Performance Standard Chart –

Schedule 'B' and exception number 35 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 8786 prevails.

- (617) 1092-1118 Kingston Rd, 113-1161 Kingston Rd, 196-198 Blantyre Av, 196-200 Courcelette Road, 1340- 1392 Kingston Road, 1430-1440 Kingston Rd, 535, 1548. 1562-1574, 1577-1583 and part of 1585?, 1716 -1732 Kingston Road, 48-48A Birchmount Road

On these lands, numbers 33, 47 and 72 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 8786 prevails.

- (618) 1054-1060 Kingston Road

On these lands, numbers 33, 47, and 70 of Performance Standard Chart – Schedule 'B' and exception numbers 2, and 28 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 8786 prevails.

- (619) 1085 Kingston Road (north portion of Neil McNeil Separate Secondary School)

On these lands, numbers 114, 128, 129, 135, 143, 162, 184, 185, and 196 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 8786 prevails.

- (621) 1398? Kingston Road

On these lands, numbers 113 and 125 of Performance Standard Chart – Schedule 'B' and exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 8786 prevails.

- (622) 1400 Kingston Road

On these lands, numbers 33, 47, and 72 of Performance Standard Chart – Schedule 'B' and exception number 19 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 8786 prevails.

- (623) 1418 Kingston Road

On these lands, numbers 33, 47, and 72 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 8786 prevails.

- (624) 1554 Kingston Road

On these lands, numbers 33, 42, and 47 of Performance Standard Chart – Schedule 'B' and exception number 32 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 8786 prevails.

- (625) 1552 Kingston Road

On these lands, numbers 40, 80B, and 132 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 8786 prevails.

- (626) 1559-1559A Kingston Road and 108-112 Kildonan Dr

On these lands, numbers 124, 126, 127, 135 and 195 of Performance Standard Chart – Schedule 'B' and exception number 30 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 8786 prevails.

- (627) 1578 Kingston Road

On these lands, numbers 80C, 124, 133, and 194 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 8786 prevails.

- (628) 17 Hycrest Avenue

On these lands, Section 64.16(76), as amended, of the former City of North York Zoning By-law 7625 prevails.

- (629) 1645?-1649 Kingston Road

On these lands, numbers 122, 123, 133, 161, 192, and 193 of Performance Standard Chart – Schedule 'B' and exception number 27 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 8786 prevails.

- (630) 1413-1443 Kingston Rd, 1539-1567 Kingston Road and 1660-1680 Kingston Road

On these lands, numbers 33, 47, and 71 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 8786 prevails.

- (631) 3420, 3430, 3434, 3478 Lawrence Ave W and 640 Markham Road

On these lands, numbers 27, 47, 77, and 88 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9510 prevails.

- (632) 666 Markham Road
On these lands, numbers 27, 47, 77, and 88 of Performance Standard Chart – Schedule ‘B’ and exception number 28 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9510 prevails.
- (633) 666 Markham Road
On these lands, numbers 27, 32, 47, 77, and 88 of Performance Standard Chart – Schedule ‘B’ and exception number 28 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9510 prevails.
- (634) 700 Markham Road
On these lands, numbers 40K, 80Z, and 149, of Performance Standard Chart – Schedule ‘B’ and exception number 60 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9510 prevails.
- (635) 740, 744, 762, 776, 820, 832, 840, 860, 898, 900, 904, 910 Markham Road
On these lands, numbers 27, 19, and 77 of Performance Standard Chart – Schedule ‘B’ and exception number 20 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9510 prevails.
- (636) 776 Markham Road
On these lands, numbers 27, 29, and 77 of Performance Standard Chart – Schedule ‘B’ and exception number 46 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9510 prevails.
- (637) 840 Markham Road
On these lands, numbers 27, 29, and 77 of Performance Standard Chart – Schedule ‘B’ and exception numbers 20 and 38 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9510 prevails.
- (638) 785 Markham Road, 300, 308 Painted Post Drive
On these lands, numbers 27, 30, and 76 of Performance Standard Chart – Schedule ‘B’ and exception number 20 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9510 prevails.
- (639) 629, 633, 671 Markham Road
On these lands, numbers 27, 30, and 75 of Performance Standard Chart – Schedule ‘B’ of the former City of Scarborough Zoning By-law 9510 prevails.
- (640) 3750, 3770 Lawrence Ave E
On these lands, numbers 24, 27, 76, and 88 of Performance Standard Chart – Schedule ‘B’ of the former City of Scarborough Zoning By-law 9510 prevails.
- (641) 4105 Lawrence Ave E
On these lands, numbers 172, 302, and 400 of Performance Standard Chart – Schedule ‘B’ and exception numbers 14 and 71 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 10327 prevails.
- (642) 4097 Lawrence Ave E
On these lands, numbers 74, 175, 303, and 400 of Performance Standard Chart – Schedule ‘B’ and exception number 75 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 10327 prevails.
- (643) 4115 Lawrence Ave E
On these lands, numbers 39A, 59A, 60D, 74, 80Z, and 166 of Performance Standard Chart – Schedule ‘B’ and exception number 58 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 10327 prevails.
- (644) 4113A, 4117 Lawrence Ave E
On these lands, numbers 74, 303, and 400 of Performance Standard Chart – Schedule ‘B’ and exception number 73 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 10327 prevails.
- (645) 201 Galloway Road
On these lands, numbers 74, 303 and 400 of Performance Standard Chart – Schedule ‘B’ and exception number 79 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 10327 prevails.
- (646) 4121 Lawrence Ave E
On these lands, numbers 39, 56, 74, and 152 of Performance Standard Chart – Schedule ‘B’ and exception numbers 14 and 48 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 10327

prevails.

(647) 4125 Lawrence Ave E (north portion)

On these lands, numbers 34, 56, 74, and 147 of Performance Standard Chart – Schedule 'B' and exception number 52 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10327 prevails.

(648) 4125 Lawrence Ave E (south portion)

On these lands, numbers 34, 56, 74, and 147 of Performance Standard Chart – Schedule 'B' and exception numbers 1 and 52 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10327 prevails.

(649) 20-34 Port Union Road

On these lands, numbers 60L, 80W, 142, 405, and 406 of Performance Standard Chart – Schedule 'B' and exception numbers 21, 25 and 27 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12077 prevails.

(650) 23-63 Wharfside Lane

On these lands, numbers 60L, 80W, 142, 405, and 406 of Performance Standard Chart – Schedule 'B' and exception numbers 25, 27, and 30 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12077 prevails.

(651) 532-552 Danforth Road and 527 – 539 Danforth Road and 92 North Edgely Ave. And 580-852 Danforth Road and 574 Danforth Road

On these lands, numbers 25, 46, 74, and 81 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9174 prevails.

(652) 3537-3559 St Clair Av E

On these lands, numbers 25, 46, 74, and 81 of Performance Standard Chart – Schedule 'B' and exception number 4 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9174 prevails.

(653) 3431-3449 St Clair Av E

On these lands, numbers 27, 46, 74, and 81 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9174 prevails.

(654) 411-427 Kennedy Road

On these lands, numbers 24, and 75 of Performance Standard Chart – Schedule 'B' and exception number 4 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9174 prevails.

(655) 636 Danforth Road

On these lands, numbers 24, and 75 of Performance Standard Chart – Schedule 'B' and exceptions 4 and 'e' of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9174 prevails.

(656) 615 Danforth Road

On these lands, numbers 24, 46, 75, and 81 of Performance Standard Chart – Schedule 'B' and exception number 1 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9174 prevails.

(657) 596-610 Danforth Road

On these lands, numbers 24, 46, 75, and 81 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9174 prevails.

(658) 440-528 Kennedy Road and 612?-616 Danforth Road

On these lands, numbers 24, 46, 75, and 81 of Performance Standard Chart – Schedule 'B' and exception number 4 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9174 prevails.

(659) 557 Danforth Road and 62 North Woodrow Blvd

On these lands, numbers 24, 46, 75, and 81 of Performance Standard Chart – Schedule 'B' and exception 'g' of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9174 prevails.

(660) 577 Birchmount Road

On these lands, numbers 25, 75, and 81 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9174 prevails.

(661) 462 Danforth Road

On these lands, numbers 25, 73, and 81 of Performance Standard Chart – Schedule ‘B’ and exception number 4 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9174 prevails.

(662) 450-468 (not sure if they are on Birchmount or Danforth)

On these lands, numbers 25, 74, and 81 of Performance Standard Chart – Schedule ‘B’ and exception number 4 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9174 prevails.

(663) 556 Danforth Road and 64 North Woodrow Blvd

On these lands, numbers 21, 46, 90, 94, 103, 104, 105, and 106 of Performance Standard Chart – Schedule ‘B’ and exception number 5 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9174 prevails.

(664) 576-576A Danforth Road

On these lands, numbers 29, 80, and 80A of Performance Standard Chart – Schedule ‘B’ and exception number 3 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9174 prevails.

(665) 91 Guildwood Parkway

On these lands, numbers 29, 50, 71, and 93 of Performance Standard Chart – Schedule ‘B’ of the former City of Scarborough Zoning By-law 9676 prevails.

(666) SE Corner of Guildwood Parkway and Livingston Road

On these lands, numbers 34, 71, and 93 of Performance Standard Chart – Schedule ‘B’ and exception number 5 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9676 prevails.

(667) 3686-3688 St Clair Av E.

On these lands, numbers 29, 87, 136, 137, 368, 369, 400, and 450 of Performance Standard Chart – Schedule ‘B’ and exception number 56 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9396 prevails.

(668) 2965 Kingston Road

On these lands, numbers 28, 33, 74, 91, and 92 of Performance Standard Chart – Schedule ‘B’ and exception numbers 16 and 18 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9396 prevails.

(669) 2740-2800 Kingston Road

On these lands, numbers 23, 28, and 76 of Performance Standard Chart – Schedule ‘B’ of the former City of Scarborough Zoning By-law 9396 prevails.

(670) 371 Neilson Road, and part of 1333 Neilson Road

On these lands, numbers 514, 530, 604 of Performance Standard Chart – Schedule ‘B’ of the former City of Scarborough Zoning By-law 14402 prevails.

(671) 1333 Neilson Road

On these lands, numbers 514, 530, 532, and 601 of Performance Standard Chart – Schedule ‘B’ and exception number 31 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 14402 prevails.

(672) ---

On these lands, numbers 140, 247, 339, 668, and 669 of Performance Standard Chart – Schedule ‘B’ and exception number 55 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 14402 prevails.

(673) McLevin Ave (between Tapscott Road and Neilson Road)

On these lands, numbers 63, 64, 655, 656, 658, 659, and 670 of Performance Standard Chart – Schedule ‘B’ and exception numbers 15, 21, and 30 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 14402 prevails.

(674) 31 Tapscott Road

On these lands, numbers 67, 68, 655, 658, 662, 663, and 670 of Performance Standard Chart – Schedule ‘B’ and exception numbers 15 and 21 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 14402 prevails.

(675) 5800, 5810 Sheppard Ave E

On these lands, numbers 40, 132, 337, 432, 433, 434, 522, 523, 524, and 525 of Performance Standard Chart – Schedule 'B' and exception number 22 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 14402 prevails.

(676) 1641 Markham Road

On these lands, numbers 144, 263, 300, and 441 of Performance Standard Chart – Schedule 'B' and exception number 38 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 14402 prevails.

(677) 5131 Sheppard Ave E

On these lands, numbers 132, 404, 427, 432, 517, 536, 537, and 538 of Performance Standard Chart – Schedule 'B' and exception number 4 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 14402 prevails.

(678) 3301 Sheppard Ave E

On these lands, numbers 40A, 59, 70, and 86 of Performance Standard Chart – Schedule 'B' and exception number 21 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10717 prevails.

(679) 3092, 3118 Kennedy Road

On these lands, numbers 158, 159, 193, 198, 212, 240, and 241 of Performance Standard Chart – Schedule 'B' and exception number 21 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 16762 prevails.

(680) 325 Bamburgh Circle

On these lands, numbers 50, 78, 134, 161, and 191 of Performance Standard Chart – Schedule 'B' and exception number 2 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 16762 prevails.

(681) 3833 Midland Ave

On these lands, numbers 55, 56, 57, 105, 144, 145, 146, 151, 285, 311 of Performance Standard Chart – Schedule 'B' and exception numbers 2, and 16A of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 17677 prevails.

(682) 21 Brimley Road

On these lands, numbers 23, 28, and 76 of Performance Standard Chart – Schedule 'B' and exception number 51 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(683) 3783 St Clair Av E and 2850 Kingston Road

On these lands, numbers 23, 28, and 76 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9396 prevails.

(684) 3670-3680 St Clair Av E

On these lands, numbers 24, 53, 76, and 87 of Performance Standard Chart – Schedule 'B' and exception number 51 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(685) 2733-2815 Kingston Road

On these lands, numbers 25, 49, 76, and 86 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9396 prevails.

(686) 2874-2882 Kingston Road

On these lands, numbers 25, 76, and 87 of Performance Standard Chart – Schedule 'B' and exception number 21 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(687) 2900 Kingston Road

On these lands, numbers 28, 76, and 87 of Performance Standard Chart – Schedule 'B' and exception number 51 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(688) 3115- part of ??? Kingston Road

On these lands, numbers 28, 52, 76, and 86 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9396 prevails.

(689) ??? Kingston Road (L-shaped sliver east of or part of 3221 Kingston Road)

On these lands, numbers 28, 52, 76, and 87 of Performance Standard Chart – Schedule 'B' of the former City

of Scarborough Zoning By-law 9396 prevails.

(690) 3110 Kingston Road, south part of 3126 Kingston Road and 3132-3148 Kingston Road Address: 3220 Kingston Road

On these lands, numbers 28, 53, 76, 85, and 87 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9396 prevails.

(691) 3221 Kingston Road

On these lands, numbers 28, 40C, 52, 76, 87, and 118 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9396 prevails.

(692) 3073 - 3105 Kingston Road

On these lands, numbers 26, 48, 76, and 87 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9396 prevails.

(693) 2888 Kingston Road

On these lands, numbers 29, 43, 76, 87, and 100 of Performance Standard Chart – Schedule 'B' and exception numbers 21, 27, and 51 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(694) 2827-2897 Kingston Road

On these lands, numbers 48, 77, and 86 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9396 prevails.

(695) 2823-2825 Kingston Road

On these lands, 48, 77, and 86 of Performance Standard Chart – Schedule 'B' and exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(696) 2819-2821 Kingston Road

On these lands, numbers 48, 77, 98, and 99 of Performance Standard Chart – Schedule 'B' and exception number 17 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(697) 3086 Kingston Road

On these lands, numbers 40E, 122, and 301 of Performance Standard Chart – Schedule 'B' and exception number 50 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(698) 4465 Sheppard Av E

On these lands, numbers 39, 137, 138, 139, 151, 165, and 166 of Performance Standard Chart – Schedule 'B' and exception number 31 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10076 prevails.

(699) 2201 Kingston Road

On these lands, numbers 37, 80C, 80D, 110, and 111 of Performance Standard Chart – Schedule 'B' and exception number 22 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.

(700) 2435- west part of 2495 Kingston Road

On these lands, numbers 28, 46, 74, and 85 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9364 prevails.

(701) East part of 2495 Kingston Road

On these lands, numbers 28, 46, 74, and 85 of Performance Standard Chart – Schedule 'B' and exception number 8 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.

(702) 2301- Kingston Road, 2385 Kingston Road and ___ Sandown Ave

On these lands, numbers 28, 46, 74, and 85 of Performance Standard Chart – Schedule 'B' and exception number 28 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.

(703) 2229-2257 Kingston Road

On these lands, numbers 28, 51, 76, and 85 of Performance Standard Chart – Schedule 'B' and exception number 28 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.

(704) 2383 Kingston Road

- On these lands, numbers 28, 80B, and 85 of Performance Standard Chart – Schedule 'B' and exception number 28 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.
- (705) 2224-2332 Kingston Road, 2352 - 2356 Kingston Road, 2360-2428 Kingston Road and 2438-2530 Kingston Road
On these lands, numbers 49, 79, and 84 of Performance Standard Chart – Schedule 'B' and exception number 28 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.
- (706) 2430-2432 Kingston Road
On these lands, numbers 49, 79, and 84 of Performance Standard Chart – Schedule 'B' and exception numbers 10 and 28 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.
- (707) 2334-2342 Kingston Road
On these lands, numbers 49, 79, and 84 of Performance Standard Chart – Schedule 'B' and exception numbers 13, and 28 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.
- (708) 2358 Kingston Road
On these lands, numbers 49, 79, and 84 of Performance Standard Chart – Schedule 'B' and exception numbers 14, and 28 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.
- (709) 2660 - 2670 Kingston Road.
On these lands, numbers 28, 52, 76, 81, and 84 of Performance Standard Chart – Schedule 'B' and exception number 19 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.
- (710) 2199 and 2203-2223 Kingston Road
On these lands, numbers 30, 51, 76, and 84 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9364 prevails.
- (711) 2121-2151 Kingston Road
On these lands, numbers 32, 80F, 81, 84, 89, 108, and 112 of Performance Standard Chart – Schedule 'B' and exception number 30 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9364 prevails.
- (712) 2121 Kingston Road
On these lands, numbers 32, 80F, 81, 84, 89, 108, and 112 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9364 prevails.
- (713) 2190-2222 Kingston Road
On these lands, numbers 49, 78, and 84 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9364 prevails.
- (714) 2428-2432 Eglinton Av E
On these lands, numbers 26, 27, 86, 89, and 90 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9089 prevails.
- (715) 2372-2376 Eglinton Av E
On these lands, numbers 26, 27, 87, 89, and 90 of Performance Standard Chart – Schedule 'B' and exception number 16 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.
- (716) 2378 Eglinton Av E
On these lands, numbers 26, 27, 87, 89, and 90 of Performance Standard Chart – Schedule 'B' and exceptions 'a', 2, and 16 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.
- (717) 2412-2418 Eglinton Av E
On these lands, numbers 26, 27, 87, 89, and 90 of Performance Standard Chart – Schedule 'B' and exceptions 'a' and 16 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.
- (718) 2424 Eglinton Av E and 790 Kennedy Road
On these lands, numbers 26, 27, 87, 89, and 90 of Performance Standard Chart – Schedule 'B' and exceptions 'a', 5, and 16 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.

(719) 2391 Eglinton Av E

On these lands, numbers 25, 28, 89, 90, and 92 of Performance Standard Chart – Schedule 'B' and exception number 11 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.

(720) 2347-2383 Eglinton Av E

On these lands, numbers 25, 28, 89, 90, and 92 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9089 prevails.

(721) 2444 Eglinton and sites east and west

On these lands, numbers 27, 88, 89, and 90 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9089 prevails.

(722) 743 Birchmount Road

On these lands, numbers 31, 87, and 90 of Performance Standard Chart – Schedule 'B' and exception number 22 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.

(723) 723 Birchmount Road

On these lands, numbers 33, 88, and 89 of Performance Standard Chart – Schedule 'B' and exception numbers 8, and 23 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.

(724) 725-733 Birchmount Road

On these lands, numbers 33, 88, and 89 of Performance Standard Chart – Schedule 'B' and exception numbers 21, and 23 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.

(725) Area SE of Birchmount and Eglinton

On these lands, numbers 33 and 88 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9089 prevails.

(726) 16 BANCROFT AVE, 4 BANCROFT AVE, 569 - 575 SPADINA AVE, 563 SPADINA CRES, 33 WILLCOCKS ST, 41 WILLCOCKS ST, 45 WILLCOCKS ST

On these lands, Section 12:(1) 102 former City of Toronto of By-law 438-86, as amended prevails.

(727) University of Toronto Area

16 BANCROFT AVE, 4 BANCROFT AVE, 1080 BAY ST, 153 BLOOR ST W, 273 BLOOR ST W, 273R BLOOR ST W, 299 BLOOR ST W, 63 - 65 CHARLES ST W, 77 CHARLES ST W, 85 CHARLES ST W, 150 COLLEGE ST, 184 COLLEGE ST, 214 COLLEGE ST, 222 COLLEGE ST, 230 COLLEGE ST, 250 COLLEGE ST, 252 COLLEGE ST, 3 DEVONSHIRE PL, 100 DEVONSHIRE PL, 24 - 90 DEVONSHIRE PL, 4 DEVONSHIRE PL, 1 - 5 ELMSLEY PL, 2 - 10 ELMSLEY PL, 93 GRENVILLE ST, 55 HARBORD ST, 5 HOSKIN AVE, 50 HOSKIN AVE, 6 HOSKIN AVE, 215 HURON ST, 300 HURON ST, 320 HURON ST, 1 QUEENS PARK, 111 QUEENS PARK, 1A QUEENS PARK, 95 QUEENS PARK, 100 QUEENS PARK, 78 - 84 QUEENS PARK, 23 QUEENS PARK CRES E, 43 QUEENS PARK CRES E, 57 QUEENS PARK CRES E, 7 QUEENS PARK CRES E, 73 QUEENS PARK CRES E, 17 - 25 RUSSELL ST, 33 RUSSELL ST, 16 RUSSELL ST, 569 - 575 SPADINA AVE, 607 SPADINA AVE, 1 SPADINA CRES, 473 SPADINA CRES, 563 SPADINA CRES, 105 - 123 ST GEORGE ST, 35 ST GEORGE ST, 45 - 55 ST GEORGE ST, 59 - 89 ST GEORGE ST, 91 - 97 ST GEORGE ST, 100 ST GEORGE ST, 110 ST GEORGE ST, 130 ST GEORGE ST, 150 ST GEORGE ST, 152 - 158 ST GEORGE ST, 160 ST GEORGE ST, 40 ST GEORGE ST, 42 - 70 ST GEORGE ST, 95 - 113 ST JOSEPH ST, 50 ST JOSEPH ST, 70 - 96 ST JOSEPH ST, 81 ST MARY ST, 70 ST MARY ST, 2 SUSSEX AVE, 74 WELLESLEY ST W, 90 WELLESLEY ST W, 33 WILLCOCKS ST, 41 WILLCOCKS ST, 45 WILLCOCKS ST

On these lands, Section 12:(1) 103 former City of Toronto of By-law 438-86, as amended prevails.

(728) South-East Spadina

1 - 65 CAMERON ST, 99 CAMERON ST, 73 - 77 GRANGE AVE, 40 LARCH ST, 185 - 193 SPADINA AVE, 197 - 215 SPADINA AVE, 221 - 235 SPADINA AVE, 241 - 247 SPADINA AVE, 251 - 273 SPADINA AVE, 170 - 174 SPADINA AVE, 184 SPADINA AVE, 188 SPADINA AVE, 192 - 206 SPADINA AVE, 216 - 220 SPADINA AVE, 222 SPADINA AVE, 246 - 270 SPADINA AVE, 76 - 78 SULLIVAN ST

On these lands, Section 12:(1) 118 former City of Toronto of By-law 438-86, as amended prevails.

(729) St. Clair Avenue West- Doctor's Offices

525 AVENUE RD, 468 AVENUE RD, 480 AVENUE RD, 1 DEER PARK CRES, 33 DELISLE AVE, 55 DELISLE

AVE, 1 ORIOLE RD, 2 ORIOLE RD, 4 - 12 ORIOLE RD, 270 POPLAR PLAINS RD, 265 RUSSELL HILL RD, 260 RUSSELL HILL RD, 329 SPADINA RD, 331 - 341 SPADINA RD, 338 - 342 SPADINA RD, 1 ST CLAIR AVE W, 11 - 21 ST CLAIR AVE W, 111 ST CLAIR AVE W, 129 ST CLAIR AVE W, 135 ST CLAIR AVE W, 175 ST CLAIR AVE W, 183 ST CLAIR AVE W, 185 - 249 ST CLAIR AVE W, 25 - 45 ST CLAIR AVE W, 301 ST CLAIR AVE W, 341 - 349 ST CLAIR AVE W, 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, 47 ST CLAIR AVE W, 49 ST CLAIR AVE W, 55 ST CLAIR AVE W, 63 ST CLAIR AVE W, 95 ST CLAIR AVE W, 112 ST CLAIR AVE W, 150 ST CLAIR AVE W, 2 ST CLAIR AVE W, 200 ST CLAIR AVE W, 202 - 212 ST CLAIR AVE W, 216 ST CLAIR AVE W, 230 - 250 ST CLAIR AVE W, 24 ST CLAIR AVE W, 276 - 300 ST CLAIR AVE W, 30 ST CLAIR AVE W, 40 ST CLAIR AVE W, 48 - 50 ST CLAIR AVE W, 64 - 72 ST CLAIR AVE W, 80 - 110 ST CLAIR AVE W, 413 - 423 WALMER RD, 400 WALMER RD, 73 WARREN RD, 82 WARREN RD, 90 WARREN RD

On these lands, Section 12:(1) 2 former City of Toronto of By-law 438-86, as amended prevails.

(730) South Rosedale

17 - 19 AVONDALE RD, 10 - 30 AVONDALE RD, 789 BAYVIEW AVE, 600 BLOOR ST E, 1 - 31 CASTLE FRANK RD, 33 CASTLE FRANK RD, 35 - 53 CASTLE FRANK RD, 55 - 65 CASTLE FRANK RD, 75 CASTLE FRANK RD, 2 - 10 CASTLE FRANK RD, 30 CASTLE FRANK RD, 34 - 46A CASTLE FRANK RD, 48 - 60 CASTLE FRANK RD, 1 - 43 CHESTNUT PK, 45A CHESTNUT PK, 45B - 45C CHESTNUT PK, 47 - 77 CHESTNUT PK, 12 - 74 CHESTNUT PK, 78 - 84 CHESTNUT PK, 86 - 90 CHESTNUT PK, 1 - 21 CLUNY AVE, 4 - 8 CLUNY AVE, 105 - 111 CLUNY DR, 3 - 97 CLUNY DR, 104 - 116 CLUNY DR, 2 - 82 CLUNY DR, 1 - 3 CORRIGAN CS, 2 - 6 CORRIGAN CS, 133 - 137 CRESCENT RD, 139 - 185 CRESCENT RD, 25 - 73 CRESCENT RD, 75 CRESCENT RD, 81 - 121 CRESCENT RD, 134 CRESCENT RD, 158 - 170 CRESCENT RD, 176 - 184 CRESCENT RD, 22 - 24 CRESCENT RD, 26 - 28 CRESCENT RD, 32 - 78 CRESCENT RD, 80 CRESCENT RD, 82 - 132 CRESCENT RD, 1 - 9 DALE AVE, 15 DALE AVE, 21 DALE AVE, 25 - 27 DALE AVE, 75 DALE AVE, 2 - 80 DALE AVE, 1 - 9 DRUMSNAB RD, 11 DRUMSNAB RD, 2 - 8 DRUMSNAB RD, 4 DRUMSNAB RD, 1 - 33 DUNBAR RD, 2 - 38 DUNBAR RD, 1 ELM AVE, 15 - 19 ELM AVE, 21 ELM AVE, 23 - 61 ELM AVE, 3 ELM AVE, 5 ELM AVE, 77 - 79 ELM AVE, 83 - 99 ELM AVE, 10 ELM AVE, 18 - 80 ELM AVE, 2 ELM AVE, 4 ELM AVE, 6 ELM AVE, 88 - 108 ELM AVE, 105 - 107A GLEN RD, 41 - 97 GLEN RD, 99 - 103 GLEN RD, 102 GLEN RD, 40 GLEN RD, 44 - 100 GLEN RD, 1 - 9 HAWTHORN AVE, 11 HAWTHORN AVE, 15 - 41 HAWTHORN AVE, 2 - 48 HAWTHORN AVE, 3 - 3A HAWTHORN GDNS, 5 HAWTHORN GDNS, 2 - 6 HAWTHORN GDNS, 9 - 25 LAMPORT AVE, 2 - 26 LAMPORT AVE, 1 - 5A MAPLE AVE, 7 - 53 MAPLE AVE, 2 - 40 MAPLE AVE, 44 MAPLE AVE, 56 - 62 MAPLE AVE, 1 - 3 MAY SQ, 2 - 4 MAY SQ, 1 - 7 MAY ST, 9 - 15 MAY ST, 12 - 14 MAY ST, 2 - 6 MAY ST, 8 MAY ST, 27 - 35 MC KENZIE AVE, 3 MC KENZIE AVE, 39 MC KENZIE AVE, 41 - 49 MC KENZIE AVE, 2 - 18 MC KENZIE AVE, 20 MC KENZIE AVE, 22 MC KENZIE AVE, 3 - 11 MEREDITH CRES, 2 - 18 MEREDITH CRES, 120 MOUNT PLEASANT RD, 126 - 128 MOUNT PLEASANT RD, 80 - 110 MOUNT PLEASANT RD, 1 NANTON AVE, 11 - 17 NANTON AVE, 21 - 53 NANTON AVE, 3 - 9 NANTON AVE, 18 - 50 NANTON AVE, 103 - 127 PARK RD, 90 - 128 PARK RD, 5 - 11 PINE HILL RD, 10 - 16 PINE HILL RD, 6 PINE HILL RD, 5 - 15 POWELL AVE, 8 - 10 POWELL AVE, 43 - 45 PRICE ST, 44 PRICE ST, 15 - 27 PRICEFIELD RD, 66 - 124 PRICEFIELD RD, 26 - 28 RACHAEL ST, 6 - 22 RACHAEL ST, 1 - 51 ROSEDALE RD, 2 - 52 ROSEDALE RD, 100 - 120 ROSEDALE VALLEY RD, 130 - 130A ROSEDALE VALLEY RD, 132 - 138 ROSEDALE VALLEY RD, 280 - 290 ROSEDALE VALLEY RD, 516 ROSEDALE VALLEY RD, 53 - 71 ROWANWOOD AVE, 16 - 32 ROWANWOOD AVE, 34 ROWANWOOD AVE, 38 - 80 ROWANWOOD AVE, 15 - 177 ROXBOROUGH ST E, 179 ROXBOROUGH ST E, 170 - 174 ROXBOROUGH ST E, 176 ROXBOROUGH ST E, 30 - 166 ROXBOROUGH ST E, 1 - 33 SCARTH RD, 6 - 16 SCARTH RD, 1 SHERBOURNE ST N, 27 - 35 SHERBOURNE ST N, 9 - 9A SHERBOURNE ST N, 10 - 40 SHERBOURNE ST N, 4 SHERBOURNE ST N, 155 - 157 SOUTH DR, 63 - 149 SOUTH DR, 7 - 51 SOUTH DR, 144 SOUTH DR, 146 - 150 SOUTH DR, 22 SOUTH DR, 30 - 36 SOUTH DR, 4 - 14 SOUTH DR, 48 - 54 SOUTH DR, 58 SOUTH DR, 60 SOUTH DR, 64 - 138 SOUTH DR, 3 - 5A THORNWOOD RD, 5B - 11 THORNWOOD RD, 18 THORNWOOD RD, 20A THORNWOOD RD, 20B - 24 THORNWOOD RD

On these lands, Section 12:(1) 229 former City of Toronto of By-law 438-86, as amended prevails.

(731) South Rosedale

17 - 19 AVONDALE RD, 10 - 30 AVONDALE RD, 789 BAYVIEW AVE, 600 BLOOR ST E, 1 - 31 CASTLE FRANK RD, 33 CASTLE FRANK RD, 35 - 53 CASTLE FRANK RD, 55 - 65 CASTLE FRANK RD, 75 CASTLE FRANK RD, 2 - 10 CASTLE FRANK RD, 30 CASTLE FRANK RD, 34 - 46A CASTLE FRANK RD, 48 - 60 CASTLE FRANK RD, 1 - 43 CHESTNUT PK, 45A CHESTNUT PK, 45B - 45C CHESTNUT PK, 47 - 77 CHESTNUT PK, 12 - 74 CHESTNUT PK, 78 - 84 CHESTNUT PK, 86 - 90 CHESTNUT PK, 1 - 21 CLUNY AVE, 4 - 8 CLUNY AVE, 105 - 111 CLUNY DR, 3 - 97 CLUNY DR, 104 - 116 CLUNY DR, 2 - 82 CLUNY DR, 1 - 3 CORRIGAN CS, 2 - 6 CORRIGAN CS, 133 - 137 CRESCENT RD, 139 - 185 CRESCENT RD, 25 - 73 CRESCENT RD, 75 CRESCENT RD, 81 - 121 CRESCENT RD, 134 CRESCENT RD, 158 - 170 CRESCENT RD, 176 - 184 CRESCENT RD, 22 - 24 CRESCENT RD, 26 - 28 CRESCENT RD, 32 - 78 CRESCENT RD, 80 CRESCENT RD, 82 - 132 CRESCENT RD, 1 - 9 DALE AVE, 15 DALE AVE, 21 DALE AVE, 25 - 27 DALE AVE, 75 DALE AVE, 2 - 80 DALE AVE, 1 - 9 DRUMSNAB RD, 11 DRUMSNAB RD, 2 - 8 DRUMSNAB RD, 4

DRUMSNAB RD, 1 - 33 DUNBAR RD, 2 - 38 DUNBAR RD, 1 ELM AVE, 15 - 19 ELM AVE, 21 ELM AVE, 23 - 61 ELM AVE, 3 ELM AVE, 5 ELM AVE, 77 - 79 ELM AVE, 83 - 99 ELM AVE, 10 ELM AVE, 18 - 80 ELM AVE, 2 ELM AVE, 4 ELM AVE, 6 ELM AVE, 88 - 108 ELM AVE, 105 - 107A GLEN RD, 41 - 97 GLEN RD, 99 - 103 GLEN RD, 102 GLEN RD, 40 GLEN RD, 44 - 100 GLEN RD, 1 - 9 HAWTHORN AVE, 11 HAWTHORN AVE, 15 - 41 HAWTHORN AVE, 2 - 48 HAWTHORN AVE, 3 - 3A HAWTHORN GDNS, 5 HAWTHORN GDNS, 2 - 6 HAWTHORN GDNS, 9 - 25 LAMPORT AVE, 2 - 26 LAMPORT AVE, 1 - 5A MAPLE AVE, 7 - 53 MAPLE AVE, 2 - 40 MAPLE AVE, 44 MAPLE AVE, 56 - 62 MAPLE AVE, 1 - 3 MAY SQ, 2 - 4 MAY SQ, 1 - 7 MAY ST, 9 - 15 MAY ST, 12 - 14 MAY ST, 2 - 6 MAY ST, 8 MAY ST, 27 - 35 MC KENZIE AVE, 3 MC KENZIE AVE, 39 MC KENZIE AVE, 41 - 49 MC KENZIE AVE, 2 - 18 MC KENZIE AVE, 20 MC KENZIE AVE, 22 MC KENZIE AVE, 3 - 11 MEREDITH CRES, 2 - 18 MEREDITH CRES, 120 MOUNT PLEASANT RD, 126 - 128 MOUNT PLEASANT RD, 80 - 110 MOUNT PLEASANT RD, 1 NANTON AVE, 11 - 17 NANTON AVE, 21 - 53 NANTON AVE, 3 - 9 NANTON AVE, 18 - 50 NANTON AVE, 103 - 127 PARK RD, 90 - 128 PARK RD, 5 - 11 PINE HILL RD, 10 - 16 PINE HILL RD, 6 PINE HILL RD, 5 - 15 POWELL AVE, 8 - 10 POWELL AVE, 43 - 45 PRICE ST, 44 PRICE ST, 15 - 27 PRICEFIELD RD, 66 - 124 PRICEFIELD RD, 26 - 28 RACHAEL ST, 6 - 22 RACHAEL ST, 1 - 51 ROSEDALE RD, 2 - 52 ROSEDALE RD, 100 - 120 ROSEDALE VALLEY RD, 130 - 130A ROSEDALE VALLEY RD, 132 - 138 ROSEDALE VALLEY RD, 280 - 290 ROSEDALE VALLEY RD, 516 ROSEDALE VALLEY RD, 53 - 71 ROWANWOOD AVE, 16 - 32 ROWANWOOD AVE, 34 ROWANWOOD AVE, 38 - 80 ROWANWOOD AVE, 15 - 177 ROXBOROUGH ST E, 179 ROXBOROUGH ST E, 170 - 174 ROXBOROUGH ST E, 176 ROXBOROUGH ST E, 30 - 166 ROXBOROUGH ST E, 1 - 33 SCARTH RD, 6 - 16 SCARTH RD, 1 SHERBOURNE ST N, 27 - 35 SHERBOURNE ST N, 9 - 9A SHERBOURNE ST N, 10 - 40 SHERBOURNE ST N, 4 SHERBOURNE ST N, 155 - 157 SOUTH DR, 63 - 149 SOUTH DR, 7 - 51 SOUTH DR, 144 SOUTH DR, 146 - 150 SOUTH DR, 22 SOUTH DR, 30 - 36 SOUTH DR, 4 - 14 SOUTH DR, 48 - 54 SOUTH DR, 58 SOUTH DR, 60 SOUTH DR, 64 - 138 SOUTH DR, 3 - 5A THORNWOOD RD, 5B - 11 THORNWOOD RD, 18 THORNWOOD RD, 20A THORNWOOD RD, 20B - 24 THORNWOOD RD

On these lands, Section 12:(1) 230 former City of Toronto of By-law 438-86, as amended prevails.

(732) South-East Spadina Area

65 - 73 BALDWIN ST, 75 - 97 BALDWIN ST, 99 - 131 BALDWIN ST, 40 - 42 BALDWIN ST, 50 BALDWIN ST, 64 - 130 BALDWIN ST, 133 - 151 BEVERLEY ST, 153 - 163 BEVERLEY ST, 177 BEVERLEY ST, 181 - 201A BEVERLEY ST, 201° - 203 BEVERLEY ST, 209 - 243 BEVERLEY ST, 136 BEVERLEY ST, 150 BEVERLEY ST, 176 - 204 BEVERLEY ST, 18 BEVERLEY ST, 206 BEVERLEY ST, 210 - 230 BEVERLEY ST, 40 - 58 BEVERLEY ST, 60 - 68 BEVERLEY ST, 70 - 106 BEVERLEY ST, 17 - 57 CECIL ST, 59 CECIL ST, 61 - 73R CECIL ST, 75 CECIL ST, 9 - 15 CECIL ST, 12C CECIL ST, 20 - 24 CECIL ST, 28 CECIL ST, 38 CECIL ST, 44 - 56 CECIL ST, 58 CECIL ST, 8A - 12B CECIL ST, 211 COLLEGE ST, 243 COLLEGE ST, 3 - 41 D ARCY ST, 67 - 73 D ARCY ST, 75 D ARCY ST, 77 - 133R D ARCY ST, 114 - 132 D ARCY ST, 134 D ARCY ST, 138 D ARCY ST, 30 - 36 D ARCY ST, 4 - 28 D ARCY ST, 42 - 52 D ARCY ST, 70 - 106 D ARCY ST, 360 - 370 DUNDAS ST W, 21 GLASGOW ST, 23 - 39 GLASGOW ST, 2 - 26 GLASGOW ST, 26½ - 36 GLASGOW ST, 1 - 67 GRANGE AVE, 69 - 69E GRANGE AVE, 10 - 36 GRANGE AVE, 38 - 70 GRANGE AVE, 76 GRANGE AVE, 2 GRANGE PL, 1 HENRY ST, 11A - 41 HENRY ST, 3 - 11 HENRY ST, 34 - 76 HENRY ST, 6 HENRY ST, 101 - 107 HURON ST, 109 - 123 HURON ST, 125 HURON ST, 153 - 171 HURON ST, 17 - 19 HURON ST, 173 - 177 HURON ST, 23 HURON ST, 29 - 35 HURON ST, 37 - 45 HURON ST, 51 HURON ST, 53 HURON ST, 55 HURON ST, 57 - 65 HURON ST, 85 HURON ST, 10 - 12 HURON ST, 102 - 120 HURON ST, 122 - 126 HURON ST, 128 - 146 HURON ST, 148 - 156 HURON ST, 160 - 162 HURON ST, 164 - 176 HURON ST, 24 - 36 HURON ST, 38A - 58 HURON ST, 76 - 82 HURON ST, 197 JOHN ST, 15 LARCH ST, 190 - 190R MC CAUL ST, 192 - 196 MC CAUL ST, 198 - 236 MC CAUL ST, 240 MC CAUL ST, 252 MC CAUL ST, 40 - 60 MC CAUL ST, 12 - 16 PHOEBE ST, 16A - 24A PHOEBE ST, 28 - 58 PHOEBE ST, 1 - 7 ROSS ST, 11 ROSS ST, 15 - 25 ROSS ST, 2 - 26 ROSS ST, 28 - 32 ROSS ST, 37 - 55 SOHO SQ, 44 - 56 SOHO SQ, 58 SOHO SQ, 26 SOHO ST, 421 SPADINA AVE, 425 SPADINA AVE, 10 STEPHANIE ST, 50 STEPHANIE ST, 1 SULLIVAN ST, 23 - 39 SULLIVAN ST, 41 SULLIVAN ST, 43 - 51 SULLIVAN ST, 53 - 81 SULLIVAN ST, 83 SULLIVAN ST, 34 - 36 SULLIVAN ST, 38 - 66 SULLIVAN ST, 4 - 32 SULLIVAN ST

On these lands, Section 12:(1) 233 former City of Toronto of By-law 438-86, as amended prevails.

(733) St. Clair Avenue West- Doctor's Offices

270 POPLAR PLAINS RD, 265 RUSSELL HILL RD, 260 RUSSELL HILL RD, 329 SPADINA RD, 338 - 342 SPADINA RD, 175 ST CLAIR AVE W, 183 ST CLAIR AVE W, 185 - 249 ST CLAIR AVE W, 341 - 349 ST CLAIR AVE W, 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, 200 ST CLAIR AVE W, 202 - 212 ST CLAIR AVE W, 216 ST CLAIR AVE W, 230 - 250 ST CLAIR AVE W, 276 - 300 ST CLAIR AVE W, 413 - 423 WALMER RD, 400 WALMER RD, 73 WARREN RD, 82 WARREN RD, 90 WARREN RD

On these lands, Section 12:(1) 26 former City of Toronto of By-law 438-86, as amended prevails.

(734) 40 OAK ST, 237 SACKVILLE ST

On these lands, Section 12:(1) 286 former City of Toronto of By-law 438-86, as amended prevails.

(735) 576 QUEEN ST E

On these lands, Section 12:(1) 289 former City of Toronto of By-law 438-86, as amended prevails.

(736) 1611 BATHURST ST

On these lands, Section 12:(1) 323 former City of Toronto of By-law 438-86, as amended prevails.

(737) Bicycle Parking Spaces Exemptions

10 ADELAIDE ST W, 40 ADELAIDE ST W, 333 BAY ST, 353 - 365 BAY ST, 401 BAY ST, 220 BAY ST, 750 BAY ST, 770 BAY ST, 2 BLOOR ST E, 100 BLOOR ST W, 110 BLOOR ST W, 30 BOND ST, 30 CHURCH ST, 67 COLLEGE ST, 81 DALHOUSIE ST, 99 DALHOUSIE ST, 125 DUNDAS ST E, 80 DUNDAS ST E, 200 FRONT ST W, 230 FRONT ST W, 250 FRONT ST W, 90 GERRARD ST W, 103 - 109 KING ST E, 115 KING ST E, 145 KING ST E, 1 KING ST W, 76 LOMBARD ST, 51A - 53A MUTUAL ST, 30 - 50 MUTUAL ST, 78 - 88 MUTUAL ST, 118A - 120 PEARL ST, 80 QUEEN ST E, 88 QUEEN ST E, 1 RICHMOND ST W, 592 SHERBOURNE ST, 10 SHUTER ST, 9 TEMPERANCE ST, 14 TEMPERANCE ST, 2 TEMPERANCE ST, 40 TEMPERANCE ST, 8 TEMPERANCE ST, 180 UNIVERSITY AVE, 244 VICTORIA ST, 60 WELLINGTON ST E, 175 WELLINGTON ST W, 118 - 146 YONGE ST, 176 YONGE ST

On these lands, Section 12:(1) 333 former City of Toronto of By-law 438-86, as amended prevails.

(738) Central Area- Site Exemptions

483 BAY ST, 525 BAY ST, 711 - 717 BAY ST, 761 - 767 BAY ST, 532 BAY ST, 750 BAY ST, 770 BAY ST, 89 - 99 CHURCH ST, 30 CHURCH ST, 81 DALHOUSIE ST, 99 DALHOUSIE ST, 125 DUNDAS ST E, 1 DUNDAS ST W, 111 DUNDAS ST W, 121 DUNDAS ST W, 91 ELIZABETH ST, 8 ELM ST, 9 FOSTER PL, 33 GERRARD ST W, 43 GERRARD ST W, 44 GERRARD ST W, 55 JAMES ST, 103 - 109 KING ST E, 115 KING ST E, 145 KING ST E, 78 - 88 MUTUAL ST, 2 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, 60 WELLINGTON ST E, 356 YONGE ST, 400 YONGE ST, 444 YONGE ST

On these lands, Section 12:(1) 334 former City of Toronto of By-law 438-86, as amended prevails.

(739) Central Area- Site Exemptions

483 BAY ST, 525 BAY ST, 711 - 717 BAY ST, 761 - 767 BAY ST, 532 BAY ST, 750 BAY ST, 770 BAY ST, 100 BLOOR ST W, 110 BLOOR ST W, 89 - 99 CHURCH ST, 30 CHURCH ST, 81 DALHOUSIE ST, 99 DALHOUSIE ST, 125 DUNDAS ST E, 80 DUNDAS ST E, 1 DUNDAS ST W, 111 DUNDAS ST W, 121 DUNDAS ST W, 91 ELIZABETH ST, 8 ELM ST, 9 FOSTER PL, 33 GERRARD ST W, 43 GERRARD ST W, 44 GERRARD ST W, 55 JAMES ST, 103 - 109 KING ST E, 115 KING ST E, 145 KING ST E, 78 - 88 MUTUAL ST, 2 QUEEN ST W, 97 - 101 SCOLLARD ST, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, 60 WELLINGTON ST E, 356 YONGE ST, 400 YONGE ST, 444 YONGE ST

On these lands, Section 12:(1) 335 former City of Toronto of By-law 438-86, as amended prevails.

(740) East Bayfront & Port Industrial District Area

176 CHERRY ST, 190 - 222 CHERRY ST, 595 COMMISSIONERS ST, 15 COOPER ST, 15 FREELAND ST, 307 LAKE SHORE BLVD E, 55 LAKE SHORE BLVD E, 95 LAKE SHORE BLVD E, 12 LESLIE ST, 10 LOWER JARVIS ST, 3 - 15 PARLIAMENT ST, 11 POLSON ST, 15 - 63 POLSON ST, 2 POLSON ST, 20 POLSON ST, 95 QUEENS QUAY E, 95R QUEENS QUAY E, 11 - 11R SMALL ST, 2 VILLIERS ST

On these lands, Section 12:(1) 337 former City of Toronto of By-law 438-86, as amended prevails.

(741) 2230 GERRARD ST E

On these lands, Section 12:(1) 341 former City of Toronto of By-law 438-86, as amended prevails.

(742) 55 JOHN ST, 215 - 225 KING ST W, 200 WELLINGTON ST W

On these lands, Section 12:(1) 357 former City of Toronto of By-law 438-86, as amended prevails.

(743) Bathurst Street, east side, from Eglinton Avenue West to Burton Road

55 AVA RD, 54 AVA RD, 56 AVA RD, 1637 -1729 BATHURST ST, 1733 BATHURST ST, 1745 -1749 BATHURST ST, 76 - 78 BURTON RD, 80 BURTON RD, 29 DEWBOURNE AVE, 24 DEWBOURNE AVE, 26 DEWBOURNE AVE, 64 ELDERWOOD DR, 102 - 104 RICHVIEW AVE, 33 ROSEMARY LANE, 35 ROSEMARY LANE, 26 ROSEMARY LANE, 30 ROSEMARY LANE

On these lands, Section 12:(1) 365 former City of Toronto of By-law 438-86, as amended prevails.

(744) 40 ADELAIDE ST W, 333 BAY ST, 401 BAY ST, 9 TEMPERANCE ST, 14 TEMPERANCE ST, 40 TEMPERANCE ST, 176 YONGE ST

On these lands, Section 12:(1) 366 former City of Toronto of By-law 438-86, as amended prevails.

(745) 26 BIRCH AVE

On these lands, Section 12:(1) 369 former City of Toronto of By-law 438-86, as amended prevails.

(746) 1130 BATHURST ST, 6 BOOTH AVE, 1627 DANFORTH AVE, 1 DON VALLEY PARKWAY N, 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

On these lands, Section 12:(1) 384 former City of Toronto of By-law 438-86, as amended prevails.

(747) 20 LOMBARD ST

On these lands, Section 12:(1) 398 former City of Toronto of By-law 438-86, as amended prevails.

(748) 15 SUDBURY ST

On these lands, Section 12:(1) 433 former City of Toronto of By-law 438-86, as amended prevails.

(749) 525 KING ST E

On these lands, Section 12:(1) 436 former City of Toronto of By-law 438-86, as amended prevails.

(750) 23 - 29 WEBSTER AVE, 31 WEBSTER AVE, 33 - 35 WEBSTER AVE

On these lands, Section 12:(1) 437 former City of Toronto of By-law 438-86, as amended prevails.

(751) St. Clair Avenue West- Doctor's Offices

270 POPLAR PLAINS RD, 265 RUSSELL HILL RD, 260 RUSSELL HILL RD, 329 SPADINA RD, 331 - 341 SPADINA RD, 338 - 342 SPADINA RD, 175 ST CLAIR AVE W, 183 ST CLAIR AVE W, 185 - 249 ST CLAIR AVE W, 341 - 349 ST CLAIR AVE W, 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, 200 ST CLAIR AVE W, 202 - 212 ST CLAIR AVE W, 216 ST CLAIR AVE W, 230 - 250 ST CLAIR AVE W, 276 - 300 ST CLAIR AVE W, 413 - 423 WALMER RD, 400 WALMER RD, 73 WARREN RD, 82 WARREN RD, 90 WARREN RD

On these lands, Section 12:(1) 45 former City of Toronto of By-law 438-86, as amended prevails.

(752) 200 LONSDALE RD

On these lands, Section 12:(1) 454 former City of Toronto of By-law 438-86, as amended prevails.

(753) 15 BRUYERES MEWS, 651 - 701 FLEET ST, 600 FLEET ST, 620 FLEET ST, 654 FLEET ST, 660 FLEET ST, 800 FLEET ST, 205 FORT YORK BLVD, 215 - 231 FORT YORK BLVD, 65 GRAND MAGAZINE ST, 38 GRAND MAGAZINE ST, 75 IANNUZZI ST, 70 IANNUZZI ST

On these lands, Section 12:(1) 466 former City of Toronto of By-law 438-86, as amended prevails.

(754) Niagara-Tecumseth Street

60 BATHURST ST, 72 BATHURST ST, 100 BAYVIEW AVE, 124 BAYVIEW AVE, 220 - 228 BAYVIEW AVE, 250 BAYVIEW AVE, 453 CHERRY ST, 6 - 16 CYPRESS ST, 145 EASTERN AVE, 225 EASTERN AVE, 104 - 158 EASTERN AVE, 170 - 226 EASTERN AVE, 232 EASTERN AVE, 236 - 240 EASTERN AVE, 515 FRONT ST E, 500 - 526 FRONT ST E, 589 - 611 KING ST E, 635 - 645 KING ST E, 701 - 705 KING ST W, 781 KING ST W, 787 KING ST W, 801 KING ST W, 160 MILL ST, 111 - 123 NIAGARA ST, 125 NIAGARA ST, 135 - 165 NIAGARA ST, 167 - 179 NIAGARA ST, 185 NIAGARA ST, 187 NIAGARA ST, 191 NIAGARA ST, 193 - 201 NIAGARA ST, 63 - 87 NIAGARA ST, 89 NIAGARA ST, 114 - 122 NIAGARA ST, 180 NIAGARA ST, 74 NIAGARA ST, 76 - 82 NIAGARA ST, 90 - 100 NIAGARA ST, 25 OVEREND ST, 2 - 16 OVEREND ST, 29 ST LAWRENCE ST, 33 ST LAWRENCE ST, 35 - 45 ST LAWRENCE ST, 12 ST LAWRENCE ST, 2 ST LAWRENCE ST, 25 - 29 TECUMSETH ST, 39 TECUMSETH ST, 22 - 42 TECUMSETH ST, 44 TECUMSETH ST, 46 - 48 TECUMSETH ST, 50 - 52 TECUMSETH ST, 54 TECUMSETH ST, 58 TECUMSETH ST, 68 - 70 TECUMSETH ST, 103 WALNUT AVE, 107 - 111 WALNUT AVE, 113 WALNUT AVE, 77 - 81 WALNUT AVE, 83 WALNUT AVE, 93 - 101 WALNUT AVE, 571 - 577 WELLINGTON ST W, 581 WELLINGTON ST W, 585 - 593 WELLINGTON ST W, 595 WELLINGTON ST W, 599 - 607 WELLINGTON ST W, 609 WELLINGTON ST W, 615 - 649 WELLINGTON ST W, 570 - 574 WELLINGTON ST W, 630 WELLINGTON ST W, 632 WELLINGTON ST W, 634 WELLINGTON ST W, 636 - 640 WELLINGTON ST W, 642 WELLINGTON ST W, 644 WELLINGTON ST W, 648 WELLINGTON ST W, 650 WELLINGTON ST W, 652 WELLINGTON ST W, 672 - 680 WELLINGTON ST W

On these lands, Section 12:(1) 467 former City of Toronto of By-law 438-86, as amended prevails.

(755) North Toronto Area

21 ALBERTUS AVE, 27 - 205 ALBERTUS AVE, 10 - 218 ALBERTUS AVE, 1117 -1137 AVENUE RD, 1118 - 1134 AVENUE RD, 109 - 137 BANFF RD, 147 - 159 BANFF RD, 110 - 138 BANFF RD, 142 - 162 BANFF RD, 19 - 211 BRIAR HILL AVE, 18 - 218 BRIAR HILL AVE, 213 - 283 BROADWAY AVE, 174 - 204 BROADWAY

AVE, 206A - 206B BROADWAY AVE, 208 - 228R BROADWAY AVE, 240 BROADWAY AVE, 240R - 242 BROADWAY AVE, 244 - 246 BROADWAY AVE, 248 - 278 BROADWAY AVE, 16 - 26 BRUCE PARK AVE, 29 - 43 CARDIFF RD, 3 - 23 CARDIFF RD, 10 - 44 CARDIFF RD, 15 - 19 CASTLEFIELD AVE, 195 - 271 CASTLEFIELD AVE, 21 - 25 CASTLEFIELD AVE, 27 - 39 CASTLEFIELD AVE, 43 CASTLEFIELD AVE, 45 - 49A CASTLEFIELD AVE, 53 - 57 CASTLEFIELD AVE, 59 - 191 CASTLEFIELD AVE, 10 - 100 CASTLEFIELD AVE, 102 - 104 CASTLEFIELD AVE, 110 - 176 CASTLEFIELD AVE, 182 - 264 CASTLEFIELD AVE, 8 CORINTH GDNS, 5 CORTLEIGH BLVD, 6 - 14 CORTLEIGH BLVD, 19 CRAIGHURST AVE, 21 - 203 CRAIGHURST AVE, 20 CRAIGHURST AVE, 22 - 212 CRAIGHURST AVE, 539 - 543 DUPLEX AVE, 545 - 567 DUPLEX AVE, 575 - 577 DUPLEX AVE, 625 - 681 DUPLEX AVE, 622 - 628 DUPLEX AVE, 17 - 71 ELVINA GDNS, 14 - 58 ELVINA GDNS, 189 - 303 ERSKINE AVE, 188 - 304 ERSKINE AVE, 1 - 77 FAIRFIELD RD, 2 - 46 FAIRFIELD RD, 7 GLAZEBROOK AVE, 7 - 29 GLENNAVY AVE, 8 - 28 GLENNAVY AVE, 251 - 359 KEEWATIN AVE, 361 - 365A KEEWATIN AVE, 367 - 411 KEEWATIN AVE, 18 - 50 KEEWATIN AVE, 222 KEEWATIN AVE, 260 - 416 KEEWATIN AVE, 56 - 58 KEEWATIN AVE, 64 - 84 KEEWATIN AVE, 94 - 220 KEEWATIN AVE, 35 LYTTON BLVD, 1015R MOUNT PLEASANT RD, 1023 -1095 MOUNT PLEASANT RD, 801 MOUNT PLEASANT RD, 851 MOUNT PLEASANT RD, 957 -1015 MOUNT PLEASANT RD, 1006 -1054 MOUNT PLEASANT RD, 1076 MOUNT PLEASANT RD, 1092 MOUNT PLEASANT RD, 57 - 87 RAWLINSON AVE, 299 ROEHAMPTON AVE, 329 - 357 ROEHAMPTON AVE, 359 ROEHAMPTON AVE, 379 - 447 ROEHAMPTON AVE, 449 - 467 ROEHAMPTON AVE, 475 - 489 ROEHAMPTON AVE, 565 - 571 ROEHAMPTON AVE, 350 - 470 ROEHAMPTON AVE, 572 - 590 ROEHAMPTON AVE, 20 - 38 ROSELAWN AVE, 218 ROSELAWN AVE, 220 ROSELAWN AVE, 224 ROSELAWN AVE, 226 - 278 ROSELAWN AVE, 280 - 350 ROSELAWN AVE, 42 - 44 ROSELAWN AVE, 50 ROSELAWN AVE, 60 - 216 ROSELAWN AVE, 11 - 29 ROSEWELL AVE, 111 - 185 ROSEWELL AVE, 51 - 53 ROSEWELL AVE, 81 - 83 ROSEWELL AVE, 126 - 136 ROSEWELL AVE, 144 - 148 ROSEWELL AVE, 168 ROSEWELL AVE, 2 - 102 ROSEWELL AVE, 9 - 27 ROWLEY AVE, 2 - 28 ROWLEY AVE, 231 SHELDRAKE BLVD, 237 SHELDRAKE BLVD, 243 - 245 SHELDRAKE BLVD, 249 SHELDRAKE BLVD, 25 - 37 SHELDRAKE BLVD, 65 SHELDRAKE BLVD, 71 - 87 SHELDRAKE BLVD, 214 - 216 SHELDRAKE BLVD, 236 - 242 SHELDRAKE BLVD, 11 - 111 SHERWOOD AVE, 113 SHERWOOD AVE, 117 - 137 SHERWOOD AVE, 147 - 187 SHERWOOD AVE, 12 - 130 SHERWOOD AVE, 140 - 184 SHERWOOD AVE, 13 SHERWOOD LANE, 7 SHERWOOD LANE, 31 ST CLEMENTS AVE, 33 - 45 ST CLEMENTS AVE, 63 ST CLEMENTS AVE, 65 - 71 ST CLEMENTS AVE, 75 - 211 ST CLEMENTS AVE, 106 - 216 ST CLEMENTS AVE, 14 ST CLEMENTS AVE, 28 - 50 ST CLEMENTS AVE, 70 ST CLEMENTS AVE, 131 STIBBARD AVE, 133 STIBBARD AVE, 159 - 167 STIBBARD AVE, 120 STIBBARD AVE, 128 - 130 STIBBARD AVE, 134 STIBBARD AVE, 140 - 144 STIBBARD AVE, 3 - 45 WALDER AVE, 2 - 42 WALDER AVE, 2567 YONGE ST, 2512 YONGE ST, 2512R YONGE ST

On these lands, Section 12:(1) 68 former City of Toronto of By-law 438-86, as amended prevails.

(756) Yonge-Lawrence Commercial Area

2 ALEXANDRA BLVD, 26 BOCASTLE AVE, 1 CHERITAN AVE, 19 CRAIGHURST AVE, 20 CRAIGHURST AVE, 6 DELORAINE AVE, 2 - 6B DONCLIFFE DR, 3 DU MAURIER BLVD, 2 DU MAURIER BLVD, 20 GLEN ECHO RD, 6 GLEN ECHO RD, 15 - 23 GLENFOREST RD, 4 GLENFOREST RD, 26 GLENGROVE AVE E, 17 LAWRENCE AVE W, 2 LYTTON BLVD, 1 MC NAIRN AVE, 10 MC NAIRN AVE, 8 SNOWDON AVE, 15 - 19 STRATHGOWAN AVE, 7 TEDDINGTON PARK AVE, 4 TEDDINGTON PARK AVE, 18 WANLESS AVE, 7 YONGE BLVD, 8 YONGE BLVD, 2685 -2707 YONGE ST, 2727 YONGE ST, 2745 -2827 YONGE ST, 2833 YONGE ST, 2837 -2875 YONGE ST, 3101 -3125 YONGE ST, 3135 YONGE ST, 3169 YONGE ST, 3179 YONGE ST, 3181 -3187 YONGE ST, 3189 -3235 YONGE ST, 3239 YONGE ST, 3241 -3243 YONGE ST, 3249 YONGE ST, 3251 -3259 YONGE ST, 3263 YONGE ST, 3265 -3275 YONGE ST, 3281 YONGE ST, 3285 -3355 YONGE ST, 3357 -3363 YONGE ST, 3365 -3477 YONGE ST, 2564 -2652 YONGE ST, 2656 -2668 YONGE ST, 2672 YONGE ST, 2674 -2678 YONGE ST, 2704 YONGE ST, 2712 YONGE ST, 2722 -2782 YONGE ST, 2788 YONGE ST, 2900 YONGE ST, 2908 -3000 YONGE ST, 3018 -3020 YONGE ST, 3030 -3044 YONGE ST, 3050 YONGE ST, 3080 YONGE ST, 3110 -3112 YONGE ST, 3130 YONGE ST, 3142 YONGE ST, 3154 -3158 YONGE ST, 3160 YONGE ST, 3174 YONGE ST, 3180 -3202 YONGE ST, 3204 -3242 YONGE ST, 3244 -3246 YONGE ST, 3248 -3278 YONGE ST, 3280 YONGE ST, 3284 -3310 YONGE ST, 3320 YONGE ST, 3328 -3344 YONGE ST, 3350 YONGE ST, 3356 -3368 YONGE ST, 3372 -3414 YONGE ST, 3420 YONGE ST, 3428 -3464 YONGE ST, 3474 YONGE ST, 3488 YONGE ST

On these lands, Section 12:(2) 107 former City of Toronto of By-law 438-86, as amended prevails.

(757) 8 SNOWDON AVE, 18 WANLESS AVE, 3179 YONGE ST, 3357 -3363 YONGE ST

On these lands, Section 12:(2) 108 former City of Toronto of By-law 438-86, as amended prevails.

(758) Yonge-Eglinton Area

39 - 53 ACACIA RD, 12 - 46 ACACIA RD, 60 ACACIA RD, 1 - 75 ANDERSON AVE, 8 - 72 ANDERSON AVE, 1021 -1041 AVENUE RD, 1053 -1081 AVENUE RD, 1107 AVENUE RD, 1117 -1137 AVENUE RD, 1139 -1165 AVENUE RD, 861 AVENUE RD, 869 -1007 AVENUE RD, 1024 AVENUE RD, 1046 -1112 AVENUE RD, 1118 - 1134 AVENUE RD, 1160 -1182 AVENUE RD, 866 AVENUE RD, 872 -1010 AVENUE RD, 155 BALLIOL ST,

165 BALLIOL ST, 185 BALLIOL ST, 221 - 265 BALLIOL ST, 289 - 297 BALLIOL ST, 305 BALLIOL ST, 323 - 605 BALLIOL ST, 45 BALLIOL ST, 619 - 685 BALLIOL ST, 687 BALLIOL ST, 689 - 725 BALLIOL ST, 108 - 128 BALLIOL ST, 200 BALLIOL ST, 216 - 240 BALLIOL ST, 22 BALLIOL ST, 300 BALLIOL ST, 358 - 360 BALLIOL ST, 362 - 748 BALLIOL ST, 44 BALLIOL ST, 750 BALLIOL ST, 752 BALLIOL ST, 109 - 137 BANFF RD, 147 - 159 BANFF RD, 19 - 79 BANFF RD, 106 - 108 BANFF RD, 110 - 138 BANFF RD, 12 - 78 BANFF RD, 142 - 162 BANFF RD, 1232 - 1234 BAYVIEW AVE, 1250 BAYVIEW AVE, 1376 - 1386 BAYVIEW AVE, 1398 - 1420 BAYVIEW AVE, 1422 BAYVIEW AVE, 1424 - 1428 BAYVIEW AVE, 1432 - 1460 BAYVIEW AVE, 1466 - 1518 BAYVIEW AVE, 1522 BAYVIEW AVE, 1532 - 1630 BAYVIEW AVE, 1632 BAYVIEW AVE, 1634 - 1662 BAYVIEW AVE, 1670 BAYVIEW AVE, 1674 - 1744 BAYVIEW AVE, 1746 - 1748 BAYVIEW AVE, 1750 - 1752 BAYVIEW AVE, 1800 BAYVIEW AVE, 1802 BAYVIEW AVE, 1818 - 1820 BAYVIEW AVE, 19 - 51 BELCOURT RD, 20 - 58 BELCOURT RD, 1 - 27 BELLE AYRE BLVD, 2 - 26 BELLE AYRE BLVD, 181 BELSIZE DR, 203 - 433 BELSIZE DR, 3 - 179 BELSIZE DR, 114 - 116 BELSIZE DR, 118 - 128 BELSIZE DR, 12 - 110 BELSIZE DR, 130A - 130B BELSIZE DR, 132 - 410R BELSIZE DR, 29 - 71 BERWICK AVE, 34 - 38 BERWICK AVE, 54 - 74 BERWICK AVE, 9 - 31 BIRDSALL AVE, 20 - 26 BIRDSALL AVE, 1 - 11 BLYTHWOOD CRES, 2 - 14 BLYTHWOOD CRES, 5 - 11 BLYTHWOOD GDNS, 6 - 12 BLYTHWOOD GDNS, 199 BLYTHWOOD RD, 223 - 275 BLYTHWOOD RD, 25 - 197 BLYTHWOOD RD, 279 - 285 BLYTHWOOD RD, 289 - 367 BLYTHWOOD RD, 15 - 43 BOYTON RD, 20 - 42 BOYTON RD, 1 - 119 BRAEMAR AVE, 123 - 129 BRAEMAR AVE, 131 BRAEMAR AVE, 104 BRAEMAR AVE, 108 - 112 BRAEMAR AVE, 116 - 118 BRAEMAR AVE, 120 BRAEMAR AVE, 124 - 126 BRAEMAR AVE, 128 - 132 BRAEMAR AVE, 14 - 100 BRAEMAR AVE, 19 - 211 BRIAR HILL AVE, 213 - 267 BRIAR HILL AVE, 269 - 353 BRIAR HILL AVE, 355 BRIAR HILL AVE, 405 - 531 BRIAR HILL AVE, 533 BRIAR HILL AVE, 107 BROADWAY AVE, 117 - 133 BROADWAY AVE, 213 - 283 BROADWAY AVE, 25 BROADWAY AVE, 3 BROADWAY AVE, 65 - 99 BROADWAY AVE, 7 BROADWAY AVE, 100 - 136 BROADWAY AVE, 14 - 82R BROADWAY AVE, 160 - 166 BROADWAY AVE, 174 - 204 BROADWAY AVE, 206A - 206B BROADWAY AVE, 208 - 228R BROADWAY AVE, 240 BROADWAY AVE, 240R - 242 BROADWAY AVE, 244 - 246 BROADWAY AVE, 248 - 278 BROADWAY AVE, 88 BROADWAY AVE, 19 - 21 BROWNLOW AVE, 55 BROWNLOW AVE, 61 - 75 BROWNLOW AVE, 18 BROWNLOW AVE, 54 - 76 BROWNLOW AVE, 12 BRUCE PARK AVE, 16 - 26 BRUCE PARK AVE, 3 - 15 BRYNHURST CRT, 4 - 16 BRYNHURST CRT, 125 BURNABY BLVD, 15 - 33 BURNABY BLVD, 35 - 97 BURNABY BLVD, 126 - 130 BURNABY BLVD, 14 - 38 BURNABY BLVD, 40 - 44 BURNABY BLVD, 54 BURNABY BLVD, 56 - 88 BURNABY BLVD, 92 BURNABY BLVD, 29 - 43 CARDIFF RD, 3 - 23 CARDIFF RD, 10 - 44 CARDIFF RD, 1 - 25 CAREY RD, 2 - 34 CAREY RD, 23 - 95 CASTLE KNOCK RD, 28 - 98 CASTLE KNOCK RD, 15 - 19 CASTLEFIELD AVE, 195 - 271 CASTLEFIELD AVE, 21 - 25 CASTLEFIELD AVE, 27 - 39 CASTLEFIELD AVE, 303 - 501 CASTLEFIELD AVE, 43 CASTLEFIELD AVE, 45 - 49A CASTLEFIELD AVE, 503 CASTLEFIELD AVE, 53 - 57 CASTLEFIELD AVE, 59 - 191 CASTLEFIELD AVE, 10 - 100 CASTLEFIELD AVE, 102 - 104 CASTLEFIELD AVE, 110 - 176 CASTLEFIELD AVE, 182 - 264 CASTLEFIELD AVE, 384 - 496 CASTLEFIELD AVE, 498 CASTLEFIELD AVE, 131 - 165 CASTLEWOOD RD, 15 - 127 CASTLEWOOD RD, 134 - 186 CASTLEWOOD RD, 22 - 130 CASTLEWOOD RD, 111 - 135 CHAPLIN CRES, 145 - 195 CHAPLIN CRES, 31 CHAPLIN CRES, 33 - 35 CHAPLIN CRES, 37 - 85 CHAPLIN CRES, 87 - 89 CHAPLIN CRES, 93 - 101 CHAPLIN CRES, 126 - 128 CHAPLIN CRES, 138 - 168 CHAPLIN CRES, 28 - 116 CHAPLIN CRES, 11 - 43 CHESTON RD, 3 - 359 CLEVELAND ST, 361 - 379 CLEVELAND ST, 383 - 389 CLEVELAND ST, 2 - 32 CLEVELAND ST, 324 - 328 CLEVELAND ST, 332 - 384 CLEVELAND ST, 46 - 322 CLEVELAND ST, 3 COLIN AVE, 7 - 183 COLIN AVE, 14 - 184 COLIN AVE, 190 COLIN AVE, 6 COLIN AVE, 55 - 77 COLLEGE VIEW AVE, 4 - 32 COLLEGE VIEW AVE, 42 COLLEGE VIEW AVE, 44 - 56 COLLEGE VIEW AVE, 8 CORINTH GDNS, 11 - 29 CRESTVIEW RD, 5 CRESTVIEW RD, 12 - 36 CRESTVIEW RD, 8 CRESTVIEW RD, 1 - 55 CUTHBERT CRES, 2 - 32 CUTHBERT CRES, 49 - 65 DALEWOOD RD, 48 - 60 DALEWOOD RD, 141 DAVISVILLE AVE, 195 - 225 DAVISVILLE AVE, 21 DAVISVILLE AVE, 245 DAVISVILLE AVE, 25 DAVISVILLE AVE, 271 - 559 DAVISVILLE AVE, 33 DAVISVILLE AVE, 77 - 111 DAVISVILLE AVE, 128 - 182 DAVISVILLE AVE, 22 DAVISVILLE AVE, 220 DAVISVILLE AVE, 276 - 560 DAVISVILLE AVE, 68 - 72 DAVISVILLE AVE, 74 - 76 DAVISVILLE AVE, 84 DAVISVILLE AVE, 5 - 29 DE SAVERY CRES, 4 - 28 DE SAVERY CRES, 45 DUNFIELD AVE, 77 DUNFIELD AVE, 79 DUNFIELD AVE, 44 - 70 DUNFIELD AVE, 411 DUPLEX AVE, 439 - 499 DUPLEX AVE, 539 - 543 DUPLEX AVE, 545 - 567 DUPLEX AVE, 575 - 577 DUPLEX AVE, 61 - 211 DUPLEX AVE, 12 - 240 DUPLEX AVE, 390 - 412 DUPLEX AVE, 440 - 442 DUPLEX AVE, 500 DUPLEX AVE, 1 - 11 DUPLEX CRES, 4 - 12 DUPLEX CRES, 15 - 159 EASTBOURNE AVE, 166 EASTBOURNE AVE, 2 - 160 EASTBOURNE AVE, 19 - 51 EDITH DR, 55 - 129 EDITH DR, 2 EDITH DR, 30 EDITH DR, 58 - 134 EDITH DR, 1 - 7 EGLINTON AVE E, 101 EGLINTON AVE E, 109 EGLINTON AVE E, 117 EGLINTON AVE E, 123 EGLINTON AVE E, 161 EGLINTON AVE E, 173 - 181 EGLINTON AVE E, 191 EGLINTON AVE E, 223 EGLINTON AVE E, 245 EGLINTON AVE E, 269 - 485 EGLINTON AVE E, 43 EGLINTON AVE E, 45 - 55 EGLINTON AVE E, 501 - 593 EGLINTON AVE E, 595 EGLINTON AVE E, 75 EGLINTON AVE E, 85 EGLINTON AVE E, 97 EGLINTON AVE E, 10 EGLINTON AVE E, 130 EGLINTON AVE E, 150 EGLINTON AVE E, 160 EGLINTON AVE E, 164 - 188 EGLINTON AVE E, 196 - 212 EGLINTON AVE E, 20 - 30 EGLINTON AVE E, 220 EGLINTON AVE E, 234 EGLINTON AVE E, 240 EGLINTON AVE E, 244 - 256 EGLINTON AVE E, 280 - 386 EGLINTON AVE E, 398 EGLINTON AVE E, 40 EGLINTON AVE E, 412 - 498 EGLINTON AVE E, 50 EGLINTON AVE E, 500 - 518 EGLINTON AVE E, 520 - 532 EGLINTON AVE E, 538 - 550 EGLINTON AVE E, 562 - 656 EGLINTON AVE E, 72 - 120 EGLINTON AVE E, 115 - 137 EGLINTON AVE

W, 151 - 211 EGLINTON AVE W, 225 EGLINTON AVE W, 233 - 381 EGLINTON AVE W, 75 EGLINTON AVE W, 110 - 118 EGLINTON AVE W, 124 EGLINTON AVE W, 174 EGLINTON AVE W, 200 EGLINTON AVE W, 250 EGLINTON AVE W, 256 - 394 EGLINTON AVE W, 36 EGLINTON AVE W, 400 EGLINTON AVE W, 416 - 550 EGLINTON AVE W, 50 EGLINTON AVE W, 90 EGLINTON AVE W, 1 - 103 ELMSTHORPE AVE, 17 - 71 ELVINA GDNS, 9 - 15 ELVINA GDNS, 14 - 58 ELVINA GDNS, 11 - 89 ELWOOD BLVD, 64 - 88 ELWOOD BLVD, 109 - 109R ERSKINE AVE, 133 - 141 ERSKINE AVE, 141R ERSKINE AVE, 15 ERSKINE AVE, 15R ERSKINE AVE, 165 - 171 ERSKINE AVE, 189 - 303 ERSKINE AVE, 33 - 77 ERSKINE AVE, 83 - 87 ERSKINE AVE, 10 - 30 ERSKINE AVE, 130 ERSKINE AVE, 160 ERSKINE AVE, 170 ERSKINE AVE, 188 - 304 ERSKINE AVE, 40 - 70 ERSKINE AVE, 88 ERSKINE AVE, 1 - 77 FAIRFIELD RD, 2 - 46 FAIRFIELD RD, 15 - 83 FALCON ST, 85 - 87 FALCON ST, 18 - 84 FALCON ST, 86 - 88 FALCON ST, 125 FORMAN AVE, 141 - 339 FORMAN AVE, 15 - 109 FORMAN AVE, 341 FORMAN AVE, 14 - 340 FORMAN AVE, 342 - 346 FORMAN AVE, 8 - 34 FORSYTH CRES, 5 - 17 FORSYTH RD, 6 - 16 FORSYTH RD, 3 - 13 GEORGIAN CRT, 4 - 14 GEORGIAN CRT, 7 GLAZEBROOK AVE, 5 - 31 GLEBE RD E, 10 GLEBE RD E, 20 GLEBE RD E, 17 GLEBE RD W, 7 - 29 GLENNAVY AVE, 8 - 28 GLENNAVY AVE, 13 - 65 GRESHAM RD, 12 - 50 GRESHAM RD, 19 - 49 HADLEY RD, 22 - 46 HADLEY RD, 51 HARWOOD RD, 16 - 56 HARWOOD RD, 11 - 137 HEDDINGTON AVE, 2 - 144 HEDDINGTON AVE, 31 - 79 HELENDALE AVE, 83 - 89 HELENDALE AVE, 91 - 143 HELENDALE AVE, 30 - 144 HELENDALE AVE, 17 - 41 HENNING AVE, 14 - 42 HENNING AVE, 137 - 143 HIGHBOURNE RD, 145A - 145B HIGHBOURNE RD, 147 - 155 HIGHBOURNE RD, 159 - 161 HIGHBOURNE RD, 163 - 185 HIGHBOURNE RD, 61 HIGHBOURNE RD, 63 - 129 HIGHBOURNE RD, 140 - 184 HIGHBOURNE RD, 68 HIGHBOURNE RD, 70 - 128 HIGHBOURNE RD, 107 HILLSDALE AVE E, 111 - 215 HILLSDALE AVE E, 21 HILLSDALE AVE E, 219 HILLSDALE AVE E, 223 - 275 HILLSDALE AVE E, 277 HILLSDALE AVE E, 31 - 101 HILLSDALE AVE E, 311 - 717 HILLSDALE AVE E, 9 HILLSDALE AVE E, 114 - 116 HILLSDALE AVE E, 118 - 122 HILLSDALE AVE E, 128 - 130 HILLSDALE AVE E, 136 - 720 HILLSDALE AVE E, 32 HILLSDALE AVE E, 40 - 110 HILLSDALE AVE E, 33 - 53 HILLSDALE AVE W, 57 - 59 HILLSDALE AVE W, 61 - 67 HILLSDALE AVE W, 79 - 145 HILLSDALE AVE W, 28 - 66 HILLSDALE AVE W, 68 - 136 HILLSDALE AVE W, 20 HOLLY ST, 30 - 40 HOLLY ST, 50 HOLLY ST, 78 - 84 HOLLY ST, 1 - 55 HOYLE AVE, 59 - 61 HOYLE AVE, 2 - 80 HOYLE AVE, 109 - 141 IMPERIAL ST, 21 - 33 IMPERIAL ST, 45 IMPERIAL ST, 138 IMPERIAL ST, 24 - 28 IMPERIAL ST, 40 IMPERIAL ST, 52 - 136 IMPERIAL ST, 2 INGLEWOOD DR, 17 - 23 KEEWATIN AVE, 25 - 29 KEEWATIN AVE, 251 - 359 KEEWATIN AVE, 361 - 365A KEEWATIN AVE, 367 - 411 KEEWATIN AVE, 65 - 135 KEEWATIN AVE, 18 - 50 KEEWATIN AVE, 222 KEEWATIN AVE, 260 - 416 KEEWATIN AVE, 56 - 58 KEEWATIN AVE, 64 - 84 KEEWATIN AVE, 88 KEEWATIN AVE, 94 - 220 KEEWATIN AVE, 11 - 37 KELWAY BLVD, 10 - 38 KELWAY BLVD, 31 - 165 LASCELLES BLVD, 30 LASCELLES BLVD, 36 - 164 LASCELLES BLVD, 21 - 143 LATIMER AVE, 14 - 146 LATIMER AVE, 4 LATIMER AVE, 1 - 37 LE MAY RD, 2 - 36 LE MAY RD, 11 LILLIAN ST, 15 - 17 LILLIAN ST, 15 LOLA RD, 33 - 45 LOLA RD, 18 LOLA RD, 28 - 44 LOLA RD, 15 - 63 MANN AVE, 65 - 67 MANN AVE, 16 - 74 MANN AVE, 15 - 53 MANOR RD E, 63 - 67 MANOR RD E, 69 - 81 MANOR RD E, 91 MANOR RD E, 93 - 461 MANOR RD E, 12 - 16 MANOR RD E, 168 MANOR RD E, 170 MANOR RD E, 18 - 166 MANOR RD E, 196 - 234 MANOR RD E, 236 MANOR RD E, 240 - 444 MANOR RD E, 29 - 53 MANOR RD W, 28 - 52 MANOR RD W, 17 - 83 MARMOT ST, 2 - 80 MARMOT ST, 1 - 27 MARTIN CRES, 16 - 28 MARTIN CRES, 1 - 39 MARTIN RD, 2 - 34 MARTIN RD, 5 - 57 MAXWELL AVE, 63 MAXWELL AVE, 12 - 40 MAXWELL AVE, 48 MAXWELL AVE, 17 - 33 MC CORD RD, 2 - 34 MC CORD RD, 345 MERTON ST, 375 - 395 MERTON ST, 399 MERTON ST, 405 - 551 MERTON ST, 551R MERTON ST, 553 - 599 MERTON ST, 601 MERTON ST, 613 - 653 MERTON ST, 657 - 765 MERTON ST, 18 MERTON ST, 276 - 296 MERTON ST, 298 - 302 MERTON ST, 344 - 620 MERTON ST, 642 - 736 MERTON ST, 17 - 671 MILLWOOD RD, 18 - 22 MILLWOOD RD, 26 - 656 MILLWOOD RD, 31 - 141 MONTGOMERY AVE, 16 MONTGOMERY AVE, 34 - 158 MONTGOMERY AVE, 2 MOORE AVE, 396 MOORE AVE, 1015R MOUNT PLEASANT RD, 1023 - 1095 MOUNT PLEASANT RD, 1125 - 1129 MOUNT PLEASANT RD, 377 MOUNT PLEASANT RD, 381 MOUNT PLEASANT RD, 399 - 415 MOUNT PLEASANT RD, 421 - 443 MOUNT PLEASANT RD, 477 MOUNT PLEASANT RD, 501 - 545 MOUNT PLEASANT RD, 551 MOUNT PLEASANT RD, 557 - 563 MOUNT PLEASANT RD, 565 MOUNT PLEASANT RD, 567 - 595 MOUNT PLEASANT RD, 599 MOUNT PLEASANT RD, 609 - 615 MOUNT PLEASANT RD, 617 - 619 MOUNT PLEASANT RD, 621 - 733 MOUNT PLEASANT RD, 737 MOUNT PLEASANT RD, 745 - 755 MOUNT PLEASANT RD, 801 MOUNT PLEASANT RD, 803 MOUNT PLEASANT RD, 817 MOUNT PLEASANT RD, 851 MOUNT PLEASANT RD, 909 - 955 MOUNT PLEASANT RD, 957 - 1015 MOUNT PLEASANT RD, 1000 MOUNT PLEASANT RD, 1006 - 1054 MOUNT PLEASANT RD, 1076 MOUNT PLEASANT RD, 1092 MOUNT PLEASANT RD, 384 MOUNT PLEASANT RD, 394 MOUNT PLEASANT RD, 508 - 624 MOUNT PLEASANT RD, 650 MOUNT PLEASANT RD, 662 - 694 MOUNT PLEASANT RD, 700 MOUNT PLEASANT RD, 732 - 758 MOUNT PLEASANT RD, 808 MOUNT PLEASANT RD, 830 - 852 MOUNT PLEASANT RD, 890 MOUNT PLEASANT RD, 894 - 896 MOUNT PLEASANT RD, 900 MOUNT PLEASANT RD, 33 ORCHARD VIEW BLVD, 67 - 127 ORCHARD VIEW BLVD, 58 - 146 ORCHARD VIEW BLVD, 201 ORIOLE PKWY, 255 - 457 ORIOLE PKWY, 459 - 505 ORIOLE PKWY, 569 - 681 ORIOLE PKWY, 683 - 687 ORIOLE PKWY, 689 - 697 ORIOLE PKWY, 701 - 715 ORIOLE PKWY, 252 - 256 ORIOLE PKWY, 260 - 318 ORIOLE PKWY, 458 - 486 ORIOLE PKWY, 500 ORIOLE PKWY, 564 - 696 ORIOLE PKWY, 698 - 706 ORIOLE PKWY, 27 OSWALD CRES, 3 - 25 OSWALD CRES, 6 - 36 OSWALD CRES, 15 PENROSE RD, 21 PENROSE RD, 2 - 16 PENROSE RD, 19 - 57 PETMAN AVE, 61 - 65 PETMAN AVE, 67 - 75 PETMAN AVE, 87 PETMAN AVE, 91 - 93 PETMAN AVE, 2 - 78 PETMAN AVE, 82 - 86 PETMAN

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On these lands, Section 12:(2) 118 former City of Toronto of By-law 438-86, as amended prevails.

(759) Yonge-Eglinton Area

39 - 53 ACACIA RD, 12 - 46 ACACIA RD, 60 ACACIA RD, 1 - 75 ANDERSON AVE, 8 - 72 ANDERSON AVE, 1021 -1041 AVENUE RD, 1053 -1081 AVENUE RD, 1107 AVENUE RD, 1117 -1137 AVENUE RD, 1139 -1165 AVENUE RD, 861 AVENUE RD, 869 -1007 AVENUE RD, 1024 AVENUE RD, 1046 -1112 AVENUE RD, 1118 - 1134 AVENUE RD, 1160 -1182 AVENUE RD, 866 AVENUE RD, 872 -1010 AVENUE RD, 155 BALLIOL ST, 165 BALLIOL ST, 185 BALLIOL ST, 221 - 265 BALLIOL ST, 289 - 297 BALLIOL ST, 305 BALLIOL ST, 323 -

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1095 MOUNT PLEASANT RD, 1125 - 1129 MOUNT PLEASANT RD, 377 MOUNT PLEASANT RD, 381 MOUNT PLEASANT RD, 399 - 415 MOUNT PLEASANT RD, 421 - 443 MOUNT PLEASANT RD, 477 MOUNT PLEASANT RD, 501 - 545 MOUNT PLEASANT RD, 551 MOUNT PLEASANT RD, 557 - 563 MOUNT PLEASANT RD, 565 MOUNT PLEASANT RD, 567 - 595 MOUNT PLEASANT RD, 599 MOUNT PLEASANT RD, 609 - 615 MOUNT PLEASANT RD, 617 - 619 MOUNT PLEASANT RD, 621 - 733 MOUNT PLEASANT RD, 737 MOUNT PLEASANT RD, 745 - 755 MOUNT PLEASANT RD, 801 MOUNT PLEASANT RD, 803 MOUNT PLEASANT RD, 817 MOUNT PLEASANT RD, 851 MOUNT PLEASANT RD, 909 - 955 MOUNT PLEASANT RD, 957 - 1015 MOUNT PLEASANT RD, 1000 MOUNT PLEASANT RD, 1006 - 1054 MOUNT PLEASANT RD, 1076 MOUNT PLEASANT RD, 1092 MOUNT PLEASANT RD, 384 MOUNT PLEASANT RD, 394 MOUNT PLEASANT RD, 508 - 624 MOUNT PLEASANT RD, 650 MOUNT PLEASANT RD, 662 - 694 MOUNT PLEASANT RD, 700 MOUNT PLEASANT RD, 732 - 758 MOUNT PLEASANT RD, 808 MOUNT PLEASANT RD, 830 - 852 MOUNT PLEASANT RD, 890 MOUNT PLEASANT RD, 894 - 896 MOUNT PLEASANT RD, 900 MOUNT PLEASANT RD, 33 ORCHARD VIEW BLVD, 67 - 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177 REDPATH AVE, 197 - 231 REDPATH AVE, 241 REDPATH AVE, 55 REDPATH AVE, 71 - 73 REDPATH AVE, 83 REDPATH AVE, 95 - 107 REDPATH AVE, 108 REDPATH AVE, 132 - 138 REDPATH AVE, 140 - 144 REDPATH AVE, 168 - 176R REDPATH AVE, 188 REDPATH AVE, 198 - 278 REDPATH AVE, 40 - 56 REDPATH AVE, 66 REDPATH AVE, 68 - 72 REDPATH AVE, 74 - 76 REDPATH AVE, 88 REDPATH AVE, 247 - 249 ROEHAMPTON AVE, 25 - 245 ROEHAMPTON AVE, 251 ROEHAMPTON AVE, 299 ROEHAMPTON AVE, 329 - 357 ROEHAMPTON AVE, 359 ROEHAMPTON AVE, 379 - 447 ROEHAMPTON AVE, 449 - 467 ROEHAMPTON AVE, 475 - 489 ROEHAMPTON AVE, 565 - 571 ROEHAMPTON AVE, 573 - 607 ROEHAMPTON AVE, 609 ROEHAMPTON AVE, 100 ROEHAMPTON AVE, 150 - 152 ROEHAMPTON AVE, 170 ROEHAMPTON AVE, 200 ROEHAMPTON AVE, 250 ROEHAMPTON AVE, 30 ROEHAMPTON AVE, 350 - 470 ROEHAMPTON AVE, 550 ROEHAMPTON AVE, 572 - 590 ROEHAMPTON AVE, 70 ROEHAMPTON AVE, 301 - 319 ROSELAWN AVE, 355 ROSELAWN AVE, 407 - 473 ROSELAWN AVE, 47 - 163 ROSELAWN AVE, 501 - 573 ROSELAWN AVE, 577 ROSELAWN AVE, 20 - 38 ROSELAWN AVE, 218 ROSELAWN AVE, 220 ROSELAWN AVE, 224 ROSELAWN AVE, 226 - 278 ROSELAWN AVE, 280 - 350 ROSELAWN AVE, 396 - 402 ROSELAWN AVE, 410 ROSELAWN AVE, 414 - 566 ROSELAWN AVE, 42 - 44 ROSELAWN AVE, 50 ROSELAWN AVE, 60 - 216 ROSELAWN AVE, 11 - 29 ROSEWELL AVE, 51 - 53 ROSEWELL AVE, 81 - 83 ROSEWELL AVE, 2 - 102 ROSEWELL AVE, 9 - 27 ROWLEY AVE, 2 - 28 ROWLEY AVE, 14 - 60 SERVINGTON CRES, 231 SHELDRAKE BLVD, 237 SHELDRAKE BLVD, 243 - 245 SHELDRAKE BLVD, 249 SHELDRAKE BLVD, 25 - 37 SHELDRAKE BLVD, 255 - 275 SHELDRAKE BLVD, 279 - 281 SHELDRAKE BLVD, 283 - 339 SHELDRAKE BLVD, 65 SHELDRAKE BLVD, 71 - 87 SHELDRAKE BLVD, 97 - 227 SHELDRAKE BLVD, 214 - 216 SHELDRAKE BLVD, 236 - 242 SHELDRAKE BLVD, 244 - 338 SHELDRAKE BLVD, 40 - 210 SHELDRAKE BLVD, 11 - 111 SHERWOOD AVE, 113 SHERWOOD AVE, 117 - 137 SHERWOOD AVE, 147 - 187 SHERWOOD AVE, 12 - 130 SHERWOOD AVE, 140 - 184 SHERWOOD AVE, 190 SHERWOOD AVE, 13 SHERWOOD LANE, 7 SHERWOOD LANE, 3 - 91 SHIELDS AVE, 12 - 82 SHIELDS AVE, 29 - 71 SOUDAN AVE, 707 - 713 SOUDAN AVE, 75 SOUDAN AVE, 77 - 703 SOUDAN AVE, 132 - 148 SOUDAN AVE, 158 SOUDAN AVE, 160 - 162 SOUDAN AVE, 168 SOUDAN AVE, 174 - 224 SOUDAN AVE, 260 - 262 SOUDAN AVE, 264 - 614 SOUDAN AVE, 30 SOUDAN AVE, 60 - 88 SOUDAN AVE, 616 SOUDAN AVE, 21 ST CLEMENTS AVE, 213 - 273 ST CLEMENTS AVE, 275 - 337 ST CLEMENTS AVE, 31 ST CLEMENTS AVE, 33 - 45 ST CLEMENTS AVE, 339 - 391 ST CLEMENTS AVE, 395 - 495 ST CLEMENTS AVE, 63 ST CLEMENTS AVE, 65 - 71 ST CLEMENTS AVE, 75 - 211 ST CLEMENTS AVE, 106 - 216 ST CLEMENTS AVE, 14 ST CLEMENTS AVE, 222 - 272 ST CLEMENTS AVE, 274 - 338 ST CLEMENTS AVE, 28 - 50 ST CLEMENTS AVE, 340 ST CLEMENTS AVE, 370 - 500 ST CLEMENTS AVE, 70 ST CLEMENTS AVE, 1 - 129 STIBBARD AVE, 131 STIBBARD AVE, 133 STIBBARD AVE, 159 - 167 STIBBARD AVE, 169 - 221 STIBBARD AVE, 120 STIBBARD AVE, 128 - 130 STIBBARD AVE, 134 STIBBARD AVE, 140 - 144 STIBBARD AVE, 148 - 232 STIBBARD AVE, 2 - 114 STIBBARD AVE, 17 - 83 TAUNTON RD, 85 - 95 TAUNTON RD, 16 - 78 TAUNTON RD, 15 THURLOE AVE, 6 - 18 THURLOE AVE, 21 - 61 THURSTON RD, 16 - 56 THURSTON RD, 5 - 69 TILSON RD, 6 - 66 TILSON RD, 87 TRANMER AVE, 89 - 91 TRANMER AVE, 106 TRANMER AVE, 66 TRANMER AVE, 88 TRANMER AVE, 3 - 45 TULLIS DR, 22 TULLIS DR, 40 - 56 TULLIS DR, 1 WALDER AVE, 3 - 45 WALDER AVE, 2 - 42 WALDER AVE, 3 - 35 WHITEWOOD RD, 2 - 34 WHITEWOOD RD, 36 WHITEWOOD RD, 27 - 37 WILFRID AVE, 4 - 36 WILFRID AVE, 15 - 43 WILLOWBANK BLVD, 45 WILLOWBANK BLVD, 67 WILLOWBANK BLVD, 73 - 87 WILLOWBANK BLVD, 14 - 44 WILLOWBANK BLVD, 46 - 50 WILLOWBANK BLVD, 52 WILLOWBANK BLVD, 66 - 90 WILLOWBANK BLVD, 1643 YONGE ST, 1815 YONGE ST, 1819 YONGE ST, 1835 YONGE ST, 1849 YONGE ST, 1867 YONGE ST, 1881 YONGE ST, 1901 YONGE ST, 1909 YONGE ST, 1913 -1923 YONGE ST, 1941 YONGE ST, 1955 -1975 YONGE ST, 1977 YONGE ST, 1985 -2039 YONGE ST, 2045 YONGE ST, 2055 -2059 YONGE ST, 2063 YONGE ST, 2069 -2075 YONGE ST, 2079 -2085 YONGE ST, 2087 YONGE ST, 2093 -2111 YONGE ST, 2131 YONGE ST, 2161 -2245 YONGE ST, 2263 -2315 YONGE ST, 2323 YONGE ST, 2329 -2335 YONGE ST, 2345 YONGE ST, 2353 -2369 YONGE ST, 2377 YONGE ST, 2383 YONGE ST, 2401 YONGE ST, 2415 YONGE ST, 2425 -2435 YONGE ST, 2437 YONGE ST, 2439 -2527 YONGE ST, 2529 YONGE ST, 2533 -2563 YONGE ST, 2567 YONGE ST, 2577 -2633 YONGE ST, 2637 YONGE ST, 2643 -2657 YONGE ST, 2665 YONGE ST, 1700 YONGE ST, 1800 YONGE ST, 1900 YONGE ST, 1910 YONGE ST, 1920 YONGE ST, 1930R YONGE ST, 1932R YONGE ST, 1950 -1974 YONGE ST, 1978 YONGE ST, 1980 -2010 YONGE ST, 2026 YONGE ST, 2044 -2160 YONGE ST, 2180 YONGE ST, 2190 YONGE ST, 2200 YONGE ST, 2300 YONGE ST, 2346 YONGE ST, 2350 -2354 YONGE ST, 2360 YONGE ST, 2388 YONGE ST, 2398 YONGE ST, 2400 YONGE ST, 2430 -2488 YONGE ST, 2490 YONGE ST, 2506 YONGE ST, 2512 YONGE ST, 2512R YONGE ST, 2516 - 2528 YONGE ST, 2532 YONGE ST, 2550 YONGE ST

On these lands, Section 12:(2) 119 former City of Toronto of By-law 438-86, as amended prevails.

(760) 21 CARLTON ST, 27 CARLTON ST, 45 CARLTON ST, 61 QUEEN ST E

On these lands, Section 12:(2) 146 former City of Toronto of By-law 438-86, as amended prevails.

(761) 110 WILDWOOD CRES

On these lands, Section 12:(2) 20 former City of Toronto of By-law 438-86, as amended prevails.

(762) 1 STADIUM RD, 2 STADIUM RD

On these lands, Section 12:(2) 205 former City of Toronto of By-law 438-86, as amended prevails.

(763) Central Toronto- Site Specific By-laws pertaining to Specific Parking and Loading Requirements

20 ADELAIDE ST E, 12 ALEXANDER ST, 40 ASQUITH AVE, 66 AVENUE RD, 303 BAY ST, 595 BAY ST, 711 - 717 BAY ST, 761 - 767 BAY ST, 30 BAY ST, 120 - 160 BLOOR ST E, 150 BLOOR ST W, 262 BLOOR ST W, 280 - 284 BLOOR ST W, 30 BOND ST, 455 CHURCH ST, 2 CHURCH ST, 576 CHURCH ST, 175 CUMBERLAND ST, 101 DAVENPORT RD, 1 DUNDAS ST W, 507 - 521 DUNDAS ST W, 250 DUNDAS ST W, 220 ELIZABETH ST, 160 FREDERICK ST, 120 FRONT ST E, 25 GEORGE ST, 150 GERRARD ST W, 44 GERRARD ST W, 50 GOULD ST, 20 GROSVENOR ST, 1 - 77 HARBOUR SQ, 18 - 60 HARBOUR ST, 455 HURON ST, 465 HURON ST, 17 ISABELLA ST, 201 KING ST E, 121 KING ST W, 150 KING ST W, 20 KING ST W, 200 KING ST W, 40 - 44 KING ST W, 4 LOWTHER AVE, 25 MAITLAND ST, 530 ONTARIO ST, 19 PARK RD, 21 PARK RD, 55 PRINCE ARTHUR AVE, 95 PRINCE ARTHUR AVE, 10 - 12 QUEENS QUAY W, 73 SIMCOE ST, 75 SIMCOE ST, 188 SPADINA AVE, 280 SPADINA AVE, 172 ST GEORGE ST, 174 - 178 ST GEORGE ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, 98 TRINITY ST, 155 UNIVERSITY AVE, 661 UNIVERSITY AVE, 20 VANAULEY ST, 79 WELLINGTON ST W, 95 - 107 WELLINGTON ST W, 501 YONGE ST, 10 YONGE ST, 104 YONGE ST, 12 - 16 YONGE ST, 400 YONGE ST, 444 YONGE ST

On these lands, Section 12:(2) 208 former City of Toronto of By-law 438-86, as amended prevails.

(764) 26 WARREN RD

On these lands, Section 12:(2) 213 former City of Toronto of By-law 438-86, as amended prevails.

(765) 317 DUNDAS ST W

On these lands, Section 12:(2) 226 former City of Toronto of By-law 438-86, as amended prevails.

(766) 38 AVENUE RD

On these lands, Section 12:(2) 237 former City of Toronto of By-law 438-86, as amended prevails.

(767) Augusta Ave/ Nassau St Area

155 - 315 AUGUSTA AVE, 319 - 321 AUGUSTA AVE, 323 AUGUSTA AVE, 144 - 190 AUGUSTA AVE, 192 AUGUSTA AVE, 196 - 244 AUGUSTA AVE, 250 AUGUSTA AVE, 252 - 254 AUGUSTA AVE, 256 - 258 AUGUSTA AVE, 264 - 274 AUGUSTA AVE, 276 AUGUSTA AVE, 280 AUGUSTA AVE, 171 - 181 BALDWIN ST, 185 BALDWIN ST, 185A BALDWIN ST, 187 - 199 BALDWIN ST, 168 - 180 BALDWIN ST, 182 - 198 BALDWIN ST, 61 - 61A BELLEVUE AVE, 6 DENISON SQ, 1 - 9 FITZROY TER, 4 - 8 FITZROY TER, 15 - 31 KENSINGTON AVE, 33 - 73 KENSINGTON AVE, 12A KENSINGTON AVE, 14 - 22 KENSINGTON AVE, 2 - 12 KENSINGTON AVE, 24 - 52 KENSINGTON AVE, 54 KENSINGTON AVE, 60 - 76 KENSINGTON AVE, 2 - 30 KENSINGTON PL, 6 LITTLEHAYES LANE, 69 - 79 NASSAU ST, 68 - 84 NASSAU ST, 71 OXFORD ST, 13 - 17 ST ANDREW ST, 23 ST ANDREW ST, 27 ST ANDREW ST, 10 - 34 ST ANDREW ST

On these lands, Section 12:(2) 240 former City of Toronto of By-law 438-86, as amended prevails.

(768) 1 - 1C BRACONDALE HILL RD, 1000 -1048 DAVENPORT RD, 29 - 47 HILLCREST DR, 51 - 55 HILLCREST DR, 2 TURNER RD

On these lands, Section 12:(2) 241 former City of Toronto of By-law 438-86, as amended prevails.

(769) Yonge-St.Clair Area

15A - 17C ALCORN AVE, 19 ALCORN AVE, 21 - 137 ALCORN AVE, 10 ALCORN AVE, 100 - 130 ALCORN AVE, 22 - 98A ALCORN AVE, 15 - 21 ALVIN AVE, 23 ALVIN AVE, 25 - 31 ALVIN AVE, 33 ALVIN AVE, 35 ALVIN AVE, 37 ALVIN AVE, 39 ALVIN AVE, 41 ALVIN AVE, 43 ALVIN AVE, 45 ALVIN AVE, 45A ALVIN AVE, 47 - 55 ALVIN AVE, 57 ALVIN AVE, 59 - 67 ALVIN AVE, 30 ALVIN AVE, 36 - 64 ALVIN AVE, 275 AVENUE RD, 281 - 315 AVENUE RD, 423 - 425 AVENUE RD, 455 AVENUE RD, 525 AVENUE RD, 555 AVENUE RD, 561 AVENUE RD, 565 - 587 AVENUE RD, 609 AVENUE RD, 619 AVENUE RD, 10 AVOCA AVE, 38 AVOCA AVE, 1 - 9 BAKER AVE, 10 BAKER AVE, 1 BALMORAL AVE, 155 BALMORAL AVE, 25 - 145 BALMORAL AVE, 5 - 23 BALMORAL AVE, 124 - 126 BALMORAL AVE, 130 - 148 BALMORAL AVE, 150 BALMORAL AVE, 20 BALMORAL AVE, 22 BALMORAL AVE, 26 - 120 BALMORAL AVE, 29 BIRCH AVE, 31 - 123 BIRCH AVE, 7 - 27 BIRCH AVE, 10 - 20 BIRCH AVE, 22A - 22D BIRCH AVE, 26 BIRCH AVE, 42 - 44A BIRCH AVE, 46 BIRCH AVE, 48 - 52 BIRCH AVE, 54 BIRCH AVE, 56 - 58 BIRCH AVE, 60 - 62 BIRCH AVE, 64 - 76 BIRCH AVE, 82 BIRCH AVE, 84 - 116 BIRCH AVE, 1 - 7 BRYCE AVE, 2 - 12 BRYCE AVE, 151 CARSTOWE RD, 51 CARSTOWE RD, 150 CARSTOWE RD, 50 CARSTOWE RD, 31 - 129 CLIFTON RD, 28 - 140 CLIFTON RD, 43 CORNISH RD, 9 - 29 CORNISH RD, 2 - 36 CORNISH RD, 105 COTTINGHAM ST, 105A - 107A COTTINGHAM ST, 107½ - 145 COTTINGHAM ST, 107R COTTINGHAM ST, 69 - 103R COTTINGHAM ST, 110 - 166 COTTINGHAM ST, 80 COTTINGHAM ST, 1 DEER PARK CRES, 33 - 35 DEER PARK CRES, 37 - 41 DEER PARK CRES, 9 DEER PARK CRES, 14 - 24 DEER PARK CRES, 4 - 12 DEER PARK CRES, 1

DELISLE AVE, 15 DELISLE AVE, 33 DELISLE AVE, 55 DELISLE AVE, 10 DELISLE AVE, 26 DELISLE AVE, 40 DELISLE AVE, 70 DELISLE AVE, 76 - 78 DELISLE AVE, 1 - 85 DUGGAN AVE, 32 - 34 DUGGAN AVE, 36 - 82 DUGGAN AVE, 6 - 30 DUGGAN AVE, 84 DUGGAN AVE, 11 - 35 ERRINGTON AVE, 117A - 117B FARNHAM AVE, 119 - 127 FARNHAM AVE, 131 FARNHAM AVE, 133 FARNHAM AVE, 133A FARNHAM AVE, 135 - 147 FARNHAM AVE, 17 - 115 FARNHAM AVE, 114 FARNHAM AVE, 114A FARNHAM AVE, 116 - 124 FARNHAM AVE, 126 - 128 FARNHAM AVE, 130 - 140 FARNHAM AVE, 150 FARNHAM AVE, 16 FARNHAM AVE, 18A - 22 FARNHAM AVE, 24 - 112 FARNHAM AVE, 23 FERNDALE AVE, 29 FERNDALE AVE, 6 - 36 FERNDALE AVE, 1 FOXBAR RD, 3 - 41 FOXBAR RD, 10 FOXBAR RD, 12 - 52 FOXBAR RD, 54 FOXBAR RD, 7 - 29 GANGE AVE, 1 - 1A GARFIELD AVE, 3 - 129 GARFIELD AVE, 2 - 130 GARFIELD AVE, 25 - 27 GLEN ELM AVE, 45 GLEN ELM AVE, 49 GLEN ELM AVE, 12 GLEN ELM AVE, 14 - 24 GLEN ELM AVE, 2 GLEN ELM AVE, 30 GLEN ELM AVE, 42 - 50 GLEN ELM AVE, 1 - 53 GLENROSE AVE, 101 - 253 GLENROSE AVE, 57 GLENROSE AVE, 89 GLENROSE AVE, 97 - 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41 KILBARRY RD, 2 - 16 KINGSMERE RD, 17 - 25 LASCELLES BLVD, 10 LASCELLES BLVD, 111 - 145 LAWTON BLVD, 57 - 101 LAWTON BLVD, 12 LAWTON BLVD, 120 - 150 LAWTON BLVD, 26 - 28 LAWTON BLVD, 48 - 100 LAWTON BLVD, 8 LAWTON BLVD, 55 LONSDALE RD, 57 - 93 LONSDALE RD, 9 - 51 LONSDALE RD, 95 - 109 LONSDALE RD, 14 - 18 LONSDALE RD, 2 - 12 LONSDALE RD, 20 - 28 LONSDALE RD, 30 - 32 LONSDALE RD, 40 - 54 LONSDALE RD, 58 LONSDALE RD, 60 - 70 LONSDALE RD, 74 - 82 LONSDALE RD, 88 - 90 LONSDALE RD, 81 - 95 MACLENNAN AVE, 92 - 100 MACLENNAN AVE, 1 - 5 MALLORY GDNS, 8 MALLORY GDNS, 15 - 89 MOORE AVE, 99 - 205 MOORE AVE, 130 - 196 MOORE AVE, 200 - 204 MOORE AVE, 6 - 126 MOORE AVE, 309 MOUNT PLEASANT RD, 323 - 371 MOUNT PLEASANT RD, 240 - 260 MOUNT PLEASANT RD, 288 - 368 MOUNT PLEASANT RD, 1 - 17 OAKLANDS AVE, 2 - 14 OAKLANDS AVE, 2 OAKLAWN GDNS, 11 - 25 OLD BRIDLE PATH, 30 OLD BRIDLE PATH, 30R - 38R OLD BRIDLE PATH, 40 - 46 OLD BRIDLE PATH, 17 - 63 ORIOLE GDNS, 65 - 67 ORIOLE GDNS, 69 - 73 ORIOLE GDNS, 2 - 2A ORIOLE GDNS, 4 - 62 ORIOLE GDNS, 1 - 85 ORIOLE PKWY, 1 ORIOLE RD, 23 - 29 ORIOLE RD, 31 - 33 ORIOLE RD, 37 ORIOLE RD, 39 ORIOLE RD, 41A - 41B ORIOLE RD, 43 - 81 ORIOLE RD, 83 - 85 ORIOLE RD, 16 ORIOLE RD, 2 ORIOLE RD, 28 ORIOLE RD, 30 - 38 ORIOLE RD, 4 - 12 ORIOLE RD, 40 - 42 ORIOLE RD, 44 - 50 ORIOLE RD, 52 - 58B ORIOLE RD, 60 - 76 ORIOLE RD, 1 - 19 OTTAWA ST, 2 - 22 OTTAWA ST, 11 PLEASANT BLVD, 21 PLEASANT BLVD, 29 PLEASANT BLVD, 33 - 39 PLEASANT BLVD, 40 PLEASANT BLVD, 84 PLEASANT BLVD, 5 RIDGE DR, 9 - 115 RIDGE DR, 28 - 120 RIDGE DR, 1 - 9 RIDGE DRIVE PK, 12 RIDGE DRIVE PK, 6 - 10 RIDGE DRIVE PK, 1 - 15 ROSE PARK CRES, 6 - 36 ROSE PARK CRES, 107 ROSE PARK DR, 121 - 331 ROSE PARK DR, 21 - 105 ROSE PARK DR, 2 - 310 ROSE PARK DR, 13 - 169 ROSEDALE HEIGHTS DR, 173 - 271 ROSEDALE HEIGHTS DR, 16 - 174 ROSEDALE HEIGHTS DR, 182 - 242 ROSEDALE HEIGHTS DR, 5 ROSEHILL AVE, 75 ROSEHILL AVE, 10 ROSEHILL AVE, 40 ROSEHILL AVE, 50 ROSEHILL AVE, 70 ROSEHILL AVE, 21 SHAFTESBURY AVE, 102 - 122 SHAFTESBURY AVE, 16 - 34 SHAFTESBURY AVE, 36 - 38 SHAFTESBURY AVE, 40 - 40R SHAFTESBURY AVE, 42 SHAFTESBURY AVE, 42A SHAFTESBURY AVE, 44 - 46 SHAFTESBURY AVE, 50 - 52 SHAFTESBURY AVE, 56 - 62 SHAFTESBURY AVE, 70 SHAFTESBURY AVE, 74 - 90B SHAFTESBURY AVE, 92 SHAFTESBURY AVE, 17 SHAFTESBURY PL, 5 - 7 SHAFTESBURY PL, 9 - 11 SHAFTESBURY PL, 4 SHAFTESBURY PL, 3 - 23 SIDNEY ST, 16 - 34 SIDNEY ST, 33 - 73 SIGHTHILL AVE, 30 - 72 SIGHTHILL AVE, 1 ST CLAIR AVE E, 11 ST CLAIR AVE E, 125 ST CLAIR AVE E, 165 - 253 ST CLAIR AVE E, 21 ST CLAIR AVE E, 25 ST CLAIR AVE E, 271 - 443 ST CLAIR AVE E, 65 ST CLAIR AVE E, 77 ST CLAIR AVE E, 85 ST CLAIR AVE E, 100 ST CLAIR AVE E, 158 - 514 ST CLAIR AVE E, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, 40 ST CLAIR AVE E, 42 - 46 ST CLAIR AVE E, 50 ST CLAIR AVE E, 52 - 60 ST CLAIR AVE E, 80 ST CLAIR AVE E, 1 ST CLAIR AVE W, 11 - 21 ST CLAIR AVE W, 111 ST CLAIR AVE W, 129 ST CLAIR AVE W, 135 ST CLAIR AVE W, 25 - 45 ST CLAIR AVE W, 47 ST CLAIR AVE W, 49 ST CLAIR AVE W, 55 ST CLAIR AVE W, 61 ST CLAIR AVE W, 63 ST CLAIR AVE W, 95 ST CLAIR AVE W, 112 ST CLAIR AVE W, 150 ST CLAIR AVE W, 2 ST CLAIR AVE W, 24 ST CLAIR AVE W, 30 ST CLAIR AVE W, 40 ST CLAIR AVE W, 48 - 50 ST CLAIR AVE W, 64 - 72 ST CLAIR AVE W, 80 - 110 ST CLAIR AVE W, 15 SUMMERHILL AVE, 23 - 93 SUMMERHILL AVE, 95 SUMMERHILL AVE, 99 - 137 SUMMERHILL AVE, 16 SUMMERHILL AVE, 24 - 90 SUMMERHILL AVE, 94 - 114 SUMMERHILL AVE, 1 - 55 SUMMERHILL GDNS, 14 - 36 SUMMERHILL GDNS, 38 - 38B SUMMERHILL GDNS, 40 SUMMERHILL GDNS, 40A - 64 SUMMERHILL GDNS, 66 - 86 SUMMERHILL GDNS, 92 SUMMERHILL GDNS, 3 - 15 TACOMA AVE, 2A - 2C TACOMA AVE, 4 - 16 TACOMA AVE, 15 - 21 VALLEY VIEW, 2 - 18 VALLEY VIEW, 17 - 61 WALKER AVE, 63 - 71 WALKER AVE, 73 - 123 WALKER AVE, 10

WALKER AVE, 28 - 98 WALKER AVE, 1 - 3 WALMSLEY BLVD, 5 - 101 WALMSLEY BLVD, 2 - 100 WALMSLEY BLVD, 33 - 73 WELLAND AVE, 95 - 169 WELLAND AVE, 64 WELLAND AVE, 88 - 156 WELLAND AVE, 5 - 37 WILBERTON RD, 2 - 28 WILBERTON RD, 30 WILBERTON RD, 21 - 87 WOODLAWN AVE E, 9 WOODLAWN AVE E, 22 - 84 WOODLAWN AVE E, 86 WOODLAWN AVE E, 11 - 23 WOODLAWN AVE W, 29 WOODLAWN AVE W, 31 - 123 WOODLAWN AVE W, 12 WOODLAWN AVE W, 16 - 112 WOODLAWN AVE W, 1133 -1177 YONGE ST, 1219 -1231 YONGE ST, 1233 -1331 YONGE ST, 1365 YONGE ST, 1375 -1397 YONGE ST, 1407 -1421 YONGE ST, 1427 -1497 YONGE ST, 1501 YONGE ST, 1507 YONGE ST, 1521 YONGE ST, 1525 YONGE ST, 1585 YONGE ST, 1623 YONGE ST, 1639 YONGE ST, 1190 YONGE ST, 1196 -1232 YONGE ST, 1234A YONGE ST, 1236 -1246 YONGE ST, 1256 -1260 YONGE ST, 1262 -1300 YONGE ST, 1320 YONGE ST, 1360 YONGE ST, 1366 YONGE ST, 1378 -1406 YONGE ST, 1414 YONGE ST, 1420 YONGE ST, 1430 YONGE ST, 1438 -1504 YONGE ST, 1560 YONGE ST, 1564 -1566 YONGE ST, 1570 YONGE ST, 1580 YONGE ST, 1590 YONGE ST, 1600 YONGE ST, 1650 YONGE ST, 1670 YONGE ST

On these lands, Section 12:(2) 262 former City of Toronto of By-law 438-86, as amended prevails.

(770) Yonge-St.Clair Special Area

30 ALVIN AVE, 38 AVOCA AVE, 1 DEER PARK CRES, 1 DELISLE AVE, 33 DELISLE AVE, 1 HEATH ST E, 11 PLEASANT BLVD, 29 PLEASANT BLVD, 10 ROSEHILL AVE, 1 ST CLAIR AVE E, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 25 ST CLAIR AVE E, 65 ST CLAIR AVE E, 77 ST CLAIR AVE E, 85 ST CLAIR AVE E, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, 40 ST CLAIR AVE E, 42 - 46 ST CLAIR AVE E, 50 ST CLAIR AVE E, 52 - 60 ST CLAIR AVE E, 1 ST CLAIR AVE W, 11 - 21 ST CLAIR AVE W, 111 ST CLAIR AVE W, 129 ST CLAIR AVE W, 135 ST CLAIR AVE W, 25 - 45 ST CLAIR AVE W, 47 ST CLAIR AVE W, 49 ST CLAIR AVE W, 55 ST CLAIR AVE W, 61 ST CLAIR AVE W, 63 ST CLAIR AVE W, 95 ST CLAIR AVE W, 2 ST CLAIR AVE W, 24 ST CLAIR AVE W, 40 ST CLAIR AVE W, 48 - 50 ST CLAIR AVE W, 64 - 72 ST CLAIR AVE W, 1365 YONGE ST, 1375 -1397 YONGE ST, 1407 -1421 YONGE ST, 1427 -1497 YONGE ST, 1501 YONGE ST, 1507 YONGE ST, 1521 YONGE ST, 1525 YONGE ST, 1378 -1406 YONGE ST, 1420 YONGE ST, 1430 YONGE ST, 1438 -1504 YONGE ST, 1560 YONGE ST, 1564 -1566 YONGE ST

On these lands, Section 12:(2) 263 former City of Toronto of By-law 438-86, as amended prevails.

(771) Yonge-St.Clair Area

1 BALMORAL AVE, 2 JACKES AVE, 5 ROSEHILL AVE, 36 - 38 SHAFTESBURY AVE, 9 WOODLAWN AVE E, 1133 -1177 YONGE ST, 1219 -1231 YONGE ST, 1233 -1331 YONGE ST, 1196 -1232 YONGE ST, 1234A YONGE ST, 1236 -1246 YONGE ST, 1256 -1260 YONGE ST, 1262 -1300 YONGE ST, 1320 YONGE ST, 1360 YONGE ST, 1366 YONGE ST

On these lands, Section 12:(2) 265 former City of Toronto of By-law 438-86, as amended prevails.

(772) Yonge-St.Clair Special Area

30 ALVIN AVE, 38 AVOCA AVE, 1 DEER PARK CRES, 1 DELISLE AVE, 33 DELISLE AVE, 1 HEATH ST E, 11 PLEASANT BLVD, 40 PLEASANT BLVD, 10 ROSEHILL AVE, 1 ST CLAIR AVE E, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 25 ST CLAIR AVE E, 65 ST CLAIR AVE E, 77 ST CLAIR AVE E, 85 ST CLAIR AVE E, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, 42 - 46 ST CLAIR AVE E, 50 ST CLAIR AVE E, 52 - 60 ST CLAIR AVE E, 1 ST CLAIR AVE W, 11 - 21 ST CLAIR AVE W, 111 ST CLAIR AVE W, 135 ST CLAIR AVE W, 25 - 45 ST CLAIR AVE W, 47 ST CLAIR AVE W, 49 ST CLAIR AVE W, 55 ST CLAIR AVE W, 61 ST CLAIR AVE W, 63 ST CLAIR AVE W, 95 ST CLAIR AVE W, 2 ST CLAIR AVE W, 24 ST CLAIR AVE W, 30 ST CLAIR AVE W, 40 ST CLAIR AVE W, 48 - 50 ST CLAIR AVE W, 64 - 72 ST CLAIR AVE W, 1365 YONGE ST, 1375 -1397 YONGE ST, 1407 -1421 YONGE ST, 1427 -1497 YONGE ST, 1501 YONGE ST, 1507 YONGE ST, 1521 YONGE ST, 1525 YONGE ST, 1378 -1406 YONGE ST, 1420 YONGE ST, 1430 YONGE ST, 1438 -1504 YONGE ST, 1560 YONGE ST, 1564 -1566 YONGE ST

On these lands, Section 12:(2) 267 former City of Toronto of By-law 438-86, as amended prevails.

(773) 45 GARDINER RD, 800 SPADINA RD

On these lands, Section 12:(2) 271 former City of Toronto of By-law 438-86, as amended prevails.

(774) 3 LESLIE ST

On these lands, Section 12:(2) 277 former City of Toronto of By-law 438-86, as amended prevails.

(775) 77 ST CLAIR AVE E

On these lands, Section 12:(2) 29 former City of Toronto of By-law 438-86, as amended prevails.

(776) Ward's Island Residential Area

22 - 34 BAYVIEW AVE, 1 - 15 CHANNEL AVE, 2 - 18 CHANNEL AVE, 1 - 17 DACOTAH AVE, 2 - 18

DACOTAH AVE, 1 - 25 FIFTH ST, 14 - 24 FIFTH ST, 2 - 16 FIRST ST, 1 - 25 FOURTH ST, 2 - 26 FOURTH ST, 2 - 40 LAKESHORE AVE, 1 - 3 LENORE AVE, 2 LENORE AVE, 1 - 9 NOTTAWA AVE, 2 - 14 NOTTAWA AVE, 1 - 13 OJIBWAY AVE, 2 - 16 OJIBWAY AVE, 2 - 36 OMAHA AVE, 1 - 15 ONEIDA AVE, 2 - 18 ONEIDA AVE, 1 - 15 SECOND ST, 2 - 16 SECOND ST, 1 - 35 SENECA AVE, 15 - 25 SIXTH ST, 1 - 29 THIRD ST, 2 - 26 THIRD ST, 1 - 11 WILLOW AVE, 2 WILLOW AVE, 6 - 10 WILLOW AVE, 10 - 20 WITHROW ST, 2 - 4 WITHROW ST, 1 - 17 WYANDOT AVE

On these lands, Section 12:(2) 295 former City of Toronto of By-law 438-86, as amended prevails.

(777) Beach Area

7 - 39 GLEN AMES, 12 - 38 GLEN AMES, 15 - 45 GLEN STEWART CRES, 30 - 52 GLEN STEWART CRES, 547 - 567 KINGSTON RD, 569 - 577 KINGSTON RD, 601 KINGSTON RD, 609 - 637 KINGSTON RD, 237 - 317R LEE AVE, 1 - 11 LEONARD CRCL, 2 - 12 LEONARD CRCL, 15 - 59 LONG CRES, 12 - 56 LONG CRES

On these lands, Section 12:(2) 3 former City of Toronto of By-law 438-86, as amended prevails.

(778) University of Toronto Area

1080 BAY ST, 153 BLOOR ST W, 273 BLOOR ST W, 273R BLOOR ST W, 299 BLOOR ST W, 140 COLLEGE ST, 150 COLLEGE ST, 184 COLLEGE ST, 88 - 112 COLLEGE ST, 3 DEVONSHIRE PL, 24 - 90 DEVONSHIRE PL, 4 DEVONSHIRE PL, 1 - 5 ELMSLEY PL, 2 - 10 ELMSLEY PL, 93 GRENVILLE ST, 5 HOSKIN AVE, 50 HOSKIN AVE, 6 HOSKIN AVE, 1 QUEENS PARK, 111 QUEENS PARK, 1A QUEENS PARK, 3 QUEENS PARK, 95 QUEENS PARK, 100 QUEENS PARK, 78 - 84 QUEENS PARK, 23 QUEENS PARK CRES E, 43 QUEENS PARK CRES E, 57 QUEENS PARK CRES E, 7 QUEENS PARK CRES E, 73 QUEENS PARK CRES E, 105 - 123 ST GEORGE ST, 35 ST GEORGE ST, 45 - 55 ST GEORGE ST, 59 - 89 ST GEORGE ST, 91 - 97 ST GEORGE ST, 50 ST JOSEPH ST, 70 - 96 ST JOSEPH ST, 81 ST MARY ST, 110 WELLESLEY ST W, 90 WELLESLEY ST W

On these lands, Section 12:(2) 309 former City of Toronto of By-law 438-86, as amended prevails.

(779) 61 - 63 JARVIS ST, 150 KING ST E, 172 KING ST E

On these lands, Section 12:(2) 314 former City of Toronto of By-law 438-86, as amended prevails.

(780) Yorkville Triangle

9 - 49 BERRYMAN ST, 20 - 48 BERRYMAN ST, 11 - 45 BISHOP ST, 4 - 34 BISHOP ST, 101 DAVENPORT RD, 225 DAVENPORT RD, 61 DAVENPORT RD, 115 HAZELTON AVE, 117 - 125 HAZELTON AVE, 127 - 131 HAZELTON AVE, 37 HAZELTON AVE, 41 HAZELTON AVE, 49 - 113 HAZELTON AVE, 104 - 112 HAZELTON AVE, 114 - 114B HAZELTON AVE, 116 HAZELTON AVE, 116B HAZELTON AVE, 120 - 126 HAZELTON AVE, 34 - 100 HAZELTON AVE, 11 - 13 NEW ST, 15 NEW ST, 17 - 19 NEW ST, 21 - 23 NEW ST, 25 NEW ST, 1 WEBSTER AVE, 15 - 21 WEBSTER AVE, 23 - 29 WEBSTER AVE, 31 WEBSTER AVE, 9 WEBSTER AVE, 8 - 24 WEBSTER AVE

On these lands, Section 12:(2) 322 former City of Toronto of By-law 438-86, as amended prevails.

(781) 6 CONNOLLY ST

On these lands, Section 12:(2) 329 former City of Toronto of By-law 438-86, as amended prevails.

(782) King Street West- Bathurst Street Area

28 BATHURST ST, 60 BATHURST ST, 64 - 68 BATHURST ST, 72 BATHURST ST, 74 BATHURST ST, 82 - 86 BATHURST ST, 667 - 689 KING ST W, 701 - 705 KING ST W, 725 KING ST W, 777 KING ST W, 781 KING ST W, 787 KING ST W, 801 KING ST W, 833 KING ST W, 700 - 754 KING ST W, 766 KING ST W, 778 - 788 KING ST W, 800 KING ST W, 840 KING ST W, 842 - 858 KING ST W, 51 NIAGARA ST, 53 - 61 NIAGARA ST

On these lands, Section 12:(2) 340 former City of Toronto of By-law 438-86, as amended prevails.

(783) Augusta Ave/-Nassau St Area

155 - 315 AUGUSTA AVE, 319 - 321 AUGUSTA AVE, 323 AUGUSTA AVE, 144 - 190 AUGUSTA AVE, 192 AUGUSTA AVE, 196 - 244 AUGUSTA AVE, 250 AUGUSTA AVE, 252 - 254 AUGUSTA AVE, 256 - 258 AUGUSTA AVE, 260 AUGUSTA AVE, 264 - 274 AUGUSTA AVE, 276 AUGUSTA AVE, 280 AUGUSTA AVE, 171 - 181 BALDWIN ST, 185 BALDWIN ST, 185A BALDWIN ST, 187 - 199 BALDWIN ST, 168 - 180 BALDWIN ST, 182 - 198 BALDWIN ST, 53 BELLEVUE AVE, 61 - 61A BELLEVUE AVE, 6 DENISON SQ, 1 - 9 FITZROY TER, 4 - 8 FITZROY TER, 15 - 31 KENSINGTON AVE, 33 - 73 KENSINGTON AVE, 12A KENSINGTON AVE, 14 - 22 KENSINGTON AVE, 2 - 12 KENSINGTON AVE, 24 - 52 KENSINGTON AVE, 54 KENSINGTON AVE, 60 - 76 KENSINGTON AVE, 2 - 30 KENSINGTON PL, 6 LITTLEHAYES LANE, 69 - 79 NASSAU ST, 68 - 84 NASSAU ST, 71 OXFORD ST, 64 OXFORD ST, 13 - 17 ST ANDREW ST, 23 ST ANDREW ST, 27 ST ANDREW ST, 33 ST ANDREW ST, 10 - 34 ST ANDREW ST

On these lands, Section 12:(2) 56 former City of Toronto of By-law 438-86, as amended prevails.

(784) 87 GERRARD ST E, 50 GOULD ST

On these lands, Section 12:(2) 88 former City of Toronto of By-law 438-86, as amended prevails.

(785) 218-224 Finch Avenue West

On these lands, Section 64.26(8), as amended, of the former City of North York Zoning By-law 7625 prevails.

(786) 443 Finch Avenue East

On these lands, numbers 216, 217, 222, 240, and 250 of Performance Standard Chart – Schedule 'B' and exception number 81 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(787) 3101 Victoria Park Av

On these lands, numbers 27, 31, 68, and 100 of Performance Standard Chart – Schedule 'B' and exception number 3 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(788) 2635 Victoria Park Av

On these lands, numbers 27, 60, 219, 404, 69, and 403 of Performance Standard Chart – Schedule 'B' and exception numbers 1, 19, and 90 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(789) 2914 Sheppard Av E.

On these lands, numbers 27, 60, 219, 404, 69, and 403 of Performance Standard Chart – Schedule 'B' and exception numbers 1, and 19 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(790) 2900 Finch Av E

On these lands, numbers 34, 69, 152, and 174 of Performance Standard Chart – Schedule 'B' and exception number 62 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(791) 2930 Finch Av E

On these lands, numbers 27, 68, 152, 167, 246, and 273 of Performance Standard Chart – Schedule 'B' and exception number 59 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(792) 3325 Victoria Park Av

On these lands, numbers 218, 219, 226, 241, 242, and 251 of Performance Standard Chart – Schedule 'B' and exception numbers 1 and 67 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(793) 3420 Finch Av E.

On these lands, numbers 51, 133, 309, 310, and 407 of Performance Standard Chart – Schedule 'B' and exception number 74 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(794) 2950 Birchmount Road

On these lands, numbers 27, 40D, 68, 180, 200, and 201 of Performance Standard Chart – Schedule 'B' and exception number 72 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(795) 3850 Finch Av E

On these lands, numbers 176, 215, 222, 237, and 238 of Performance Standard Chart – Schedule 'B' and exception numbers 80A and 80B of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(796) Kingston Road (6483-6531, most of 6505) (south part of 6505) Centennial Road North (506-518)

On these lands, numbers 30, 34, 53, 76, 77, and 47 of Performance Standard Chart – Schedule 'B' and exception number 1 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.

(797) 6143-6149 Kingston Road

- On these lands, numbers 54, 94, 130, and 131 of Performance Standard Chart – Schedule 'B' and exception number 27 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (798) Military Trail (1622-1610 and 1625), Old Kingston Road (255, 271-297, 363-385), Morrish Road (27, north part of 34), Kingston Road (6000, 6032, 6037-6075), Highway 2A
- On these lands, numbers 25, 30, 34, 47, 53, 76, and 77 of Performance Standard Chart – Schedule 'B' and exception numbers 1, and 39 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (799) Morrish Road (south part of 34)
- On these lands, numbers 25, 30, 34, 47, 53, 76, and 77 of Performance Standard Chart – Schedule 'B' and exception numbers 1, and 23 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (800) 6096 Old Kingston Road
- On these lands, numbers 30, and 76 of Performance Standard Chart – Schedule 'B' and exception number 39 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (801) ---
- On these lands, numbers 86, 210, 300, and 306 of Performance Standard Chart – Schedule 'B' and exception number 37 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (802) 278 and 290 Old Kingston Road
- On these lands, numbers 30, 52, and 76 of Performance Standard Chart – Schedule 'B' and exception number 39 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (803) 280 Old Kingston Road
- On these lands, numbers 54, 80D, 96, 145, 253, and 254 of Performance Standard Chart – Schedule 'B' and exception number 30 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (804) 2493 Eglinton Av E
- On these lands, numbers 114, 118, 119, 120, 121, 122, 123, 204, 205, 352, and 353 of Performance Standard Chart – Schedule 'B' and exception number 3 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.
- (805) 2433 Eglinton Av E
- On these lands, numbers 110, 132, 211, and 402 of Performance Standard Chart – Schedule 'B' and exception number 19 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.
- (806) 678 Kennedy Road
- On these lands, numbers 25, and 82 of Performance Standard Chart – Schedule 'B' and exception number 16 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.
- (807) 3566 St Clair Av E (Area around)
- On these lands, numbers 25, 50, and 72 of Performance Standard Chart – Schedule 'B' and exception number 16 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.
- (808) 799-805 and 800 Danforth Road, 751 – 765 Danforth Road
- On these lands, numbers 26, 51, and 72 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9276 prevails.
- (809) 723 Kennedy Road
- On these lands, numbers 27, 47, and 72 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9276 prevails.
- (810) 4730-4751 Kennedy Road (area around)
- On these lands, numbers 27, 48, and 72 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9276 prevails.
- (811) 741 Kennedy Road
- On these lands, numbers 27, 88, 89, and 90 of Performance Standard Chart – Schedule 'B' of the former City

of Scarborough Zoning By-law 9276 prevails.

(812) 2439 Eglinton Av E Area Around

On these lands, numbers 38, 72, and 96 of Performance Standard Chart – Schedule 'B' and exception number 21 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.

(813) 751 Kennedy Road

On these lands, numbers 38, 96, and 210 of Performance Standard Chart – Schedule 'B' and exception number 21 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.

(814) 2499-2507 Eglinton Av E and 810-814 Midland Ave.

On these lands, numbers 38, 96, and 401 of Performance Standard Chart – Schedule 'B' and exception numbers 9, and 20 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.

(815) 2425 Eglinton Av E

On these lands, numbers 38, 131, 212, 305, and 355 of Performance Standard Chart – Schedule 'B' and exception number 21 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.

(816) 750-754 Danforth Road and 92 Linden Avenue

On these lands, numbers 26, 51, and 71 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9276 prevails.

(818) 777 Danforth Road

On these lands, number 93 of Performance Standard Chart – Schedule 'B' and exception number 4 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.

(819) Ellesmere Road

On these lands, exception number 22 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9508 prevails.

(820) 880 Ellesmere Road

On these lands, numbers 18, 19, 30, and 200 of Performance Standard Chart – Schedule 'B' and exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9508 prevails.

(821) 1286 Kennedy Road

On these lands, numbers 27, and 72 of Performance Standard Chart – Schedule 'B' and exception number 14 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9508 prevails.

(822) 1274-1280 Kennedy Road

On these lands, numbers 27, 48, and 71 of Performance Standard Chart – Schedule 'B' and exception number 17 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9508 prevails.

(823) 1218 Kennedy Road

On these lands, numbers 27, 48, and 72 of Performance Standard Chart – Schedule 'B' and exception number 14 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9508 prevails.

(824) 1166 Kennedy Road

On these lands, numbers 27, 72, 88, and 89 of Performance Standard Chart – Schedule 'B' and exception number 10 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9508 prevails.

(825) 1168-1186 Kennedy Road

On these lands, numbers 27, 72, 88, and 89 of Performance Standard Chart – Schedule 'B' and exception number 4 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9508 prevails.

(826) 1412-1480 Kennedy Road, 1338 Kennedy Road and 1306 Kennedy Road

On these lands, numbers 30, 48, and 72 of Performance Standard Chart – Schedule 'B' and exception number 14 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9508 prevails.

(827) 1344-1362 and rear of 1364 Kennedy Road

On these lands, numbers 30, 48, and 72 of Performance Standard Chart – Schedule 'B' and exception number

7 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(828) 1364 Kennedy Road

On these lands, numbers 30, 48, and 72 of Performance Standard Chart – Schedule ‘B’ and exception number 15 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(829) 1296 Kennedy Road

On these lands, numbers 30, 48, 72, and 126 of Performance Standard Chart – Schedule ‘B’ and exception number 14 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(830) 181 Shropshire Drive

On these lands, numbers 30, 49, and 71 of Performance Standard Chart – Schedule ‘B’ and exception number 17 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(831) 1060 Kennedy Road

On these lands, numbers 30, 39, 59, and 70 of Performance Standard Chart – Schedule ‘B’ and exception number 23 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(832) 2251 Lawrence Av E

On these lands, numbers 30, 51, and 70 of Performance Standard Chart – Schedule ‘B’ and exception number 27 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(833) 1200 Kennedy Road

On these lands, numbers 31, 55, 72, 111, and 119 of Performance Standard Chart – Schedule ‘B’ and exception number 14 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(834) 1136 Kennedy Road

On these lands, numbers 70, 126, and 127 of Performance Standard Chart – Schedule ‘B’ and exception number 27 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(835) 2300 Lawrence Av E

On these lands, numbers 70, 126, and 127 of Performance Standard Chart – Schedule ‘B’ and exception numbers 24, and 27 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(836) 1872-1910 Kennedy Road

On these lands, numbers 71, and 150 of Performance Standard Chart – Schedule ‘B’ and exception number 17 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(837) 850 Ellesmere Road

On these lands, numbers 72, 150, and 151 of Performance Standard Chart – Schedule ‘B’ and exception number 26 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(838) 1220 Kennedy Road

On these lands, numbers 79, 92, 130, and 150 of Performance Standard Chart – Schedule ‘B’ and exception number 4 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(839) 1156-1158 Kennedy Road

On these lands, numbers 80, 85, 130, 131, 150, 209, and 240 of Performance Standard Chart – Schedule ‘B’ and exception number 32 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(840) 1164 Kennedy Road

On these lands, numbers 80, 130, 131, and 150 of Performance Standard Chart – Schedule ‘B’ and exception number 10 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9508 prevails.

(841) Eglinton Av E and Brimley Road

On these lands, numbers 24, 29, 74, and 86 of Performance Standard Chart – Schedule ‘B’ of the former City of Scarborough Zoning By-law 10048 prevails.

(842) 2740-2742 Eglinton Av E

On these lands, numbers 29, 32, and 76 of Performance Standard Chart – Schedule 'B' and exception number 31 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(843) Eglinton Community

On these lands, numbers 40B, 88, 180, and 323 of Performance Standard Chart – Schedule 'B' and exception numbers 13, and 14 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(844) 2751 Eglinton Av E

On these lands, numbers 24, 28, and 76 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.

(845) 1269 Danforth Road

On these lands, numbers 25, and 76 of Performance Standard Chart – Schedule 'B' and exception numbers 14, 40, and 44 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(846) Eglinton Av E

On these lands, numbers 25, 29, 76, and 86 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.

(847) 2822 and part of 2850 Eglinton Av E

On these lands, numbers 25, 29, 76, and 86 of Performance Standard Chart – Schedule 'B' and exception number 14 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(848) 2516A-2532A Eglinton Av E

On these lands, numbers 25, 29, 76, and 86 of Performance Standard Chart – Schedule 'B' and exception number 27A of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(849) North of 2191 Warden Ave

On these lands, numbers 40G, 104, 163, and 164 of Performance Standard Chart – Schedule 'B' and exception number 65 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(850) 2191 Warden Ave

On these lands, numbers 40F, 74, and 85 of Performance Standard Chart – Schedule 'B' and exception number 44 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(851) 3400 Sheppard Ave E

On these lands, numbers 40F, 74, 138 of Performance Standard Chart – Schedule 'B' and exception number 29 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(852) 3410 Sheppard Ave E

On these lands, numbers 40F, 89, 163, 165, and 172 of Performance Standard Chart – Schedule 'B' and exception number 66 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(853) 3426 Sheppard Ave E

On these lands, numbers 40F, 74, and 85 of Performance Standard Chart – Schedule 'B' and exception number 50 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(854) 3444 Sheppard Ave E

On these lands, numbers 40F, 74, and 85 of Performance Standard Chart – Schedule 'B' and exception number 15 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(855) 3444 Sheppard Ave E

On these lands, numbers 40F, 74, and 85 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12360 prevails.

(856) 3450 Sheppard Ave E

On these lands, numbers 40F, 74, and 85 of Performance Standard Chart – Schedule 'B' and exception number 19 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(857) 3401-3445 Sheppard Ave E

On these lands, numbers 40F, 74, 85 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12360 prevails.

(858) 3459 Sheppard Ave E

On these lands, numbers 40F, 85, 104, and 139 of Performance Standard Chart – Schedule 'B' and exception number 43 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(859) 3477 Sheppard Ave E

On these lands, numbers 40F, 55, and 75 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12360 prevails.

(860) 3805 Sheppard Ave

On these lands, numbers 21, 52, 74, and 85 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12360 prevails.

(861) 3905 Sheppard Ave E

On these lands, numbers 30, 48, 74, 85, 312, and 313 of Performance Standard Chart – Schedule 'B' and exception number 11 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(862) NE corner of Kennedy Road and Sheppard Ave E

On these lands, numbers 40H, 175, 176, and 182 of Performance Standard Chart – Schedule 'B' and exception numbers 58, and 68 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(863) 2219-2223 Kennedy Road

On these lands, numbers 40J, 43, 88, 177, 183, and 184 of Performance Standard Chart – Schedule 'B' and exception numbers 2, and 69 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(864) 3807 Sheppard Ave E

On these lands, numbers 40K, 79N, 172, 182D, 200, 303, 304, 400, 425, 450, and 451 of Performance Standard Chart – Schedule 'B' and exception number 45 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(865) 2229 Kennedy Road

On these lands, numbers 40K, 60N, and 75 of Performance Standard Chart – Schedule 'B' and exception number 76 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(866) 2231 Kennedy Road

On these lands, numbers 3, 39, 43, 60U, 63, 88, 127, 151, 157, 158, 159, and 160 of Performance Standard Chart – Schedule 'B' and exception number 63 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(867) 2245 Kennedy Road

On these lands, numbers 74, and 144 of Performance Standard Chart – Schedule 'B' and exception numbers 2, and 56 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(868) 2235 Kennedy Road

On these lands, numbers 40J, 74A, and 184 of Performance Standard Chart – Schedule 'B' and exception number 69 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(869) 8 Dowry St

On these lands, numbers 23, 32, 54, 75, and 98 of Performance Standard Chart – Schedule 'B' and exception numbers 2, and 71 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(870) 4066 Sheppard Ave E

On these lands, numbers 23, 54, 98, and 104 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12360 prevails.

(871) 4015-4045 Sheppard Ave E

On these lands, numbers 23, 32, 54, 98, and 104 of Performance Standard Chart – Schedule 'B' and exception number 10 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(873) 4022-4054, 4068-property east of 4080 Sheppard Ave E, 6 Reidmount Ave (does not include 4030 Sheppard Ave E)

On these lands, numbers 23, 32, 54, 98, and 104 of Performance Standard Chart – Schedule 'B' and exception numbers 10, and 59 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(875) 3850, 3900 Sheppard Ave E, 2330, 2350 Kennedy Road

On these lands, numbers 79Q, 86, 201, 305, 306, 426, and 452 of Performance Standard Chart – Schedule 'B' and exception numbers 7, and 9 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(876) 3279 Kingston Road

On these lands, numbers 29, 52, and 75 of Performance Standard Chart – Schedule 'B' and exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(877) 3280 Kingston Road

On these lands, numbers 29, 80L, 137, and 137 of Performance Standard Chart – Schedule 'B' and exception number 31 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(878) 3300-3314, 3360, 3406 Kingston Road, 2 Lochleven Drive

On these lands, numbers 29, 52, 75, and 86 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10010 prevails.

(879) 3355, 3357 Kingston Road

On these lands, numbers 29, 51, 75, and 87 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10010 prevails.

(880) 3463-3493 Kingston Road

On these lands, numbers 29, 52, 74, and 87 of Performance Standard Chart – Schedule 'B' and exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(881) 3452, 3474 Kingston Road and 102 Markham Road

On these lands, numbers 29, 52, 75, and 86 of Performance Standard Chart – Schedule 'B' and exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(882) Scarborough Village Community

On these lands, numbers 34, 52, 75, and 86 of Performance Standard Chart – Schedule 'B' and exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(883) 3090 Eglinton Ave E

On these lands, numbers 29, 75, and 86 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10010 prevails.

(884) Property to the NW of 3090-3122 Eglinton Ave E

On these lands, numbers 29, 75, and 86 of Performance Standard Chart – Schedule 'B' and exception number 6 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(885) 3100 Eglinton Ave E

On these lands, numbers 29, 75, and 86 of Performance Standard Chart – Schedule 'B' and exception numbers 6, and 8 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(886) 3122 Eglinton Ave E

On these lands, numbers 29, 75, and 86 of Performance Standard Chart – Schedule 'B' and exception numbers 6, and 18 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(887) 3192 Eglinton Ave E

On these lands, numbers 82, 159, 160, 162, 163, 164, 165, 213, 214, and 215 of Performance Standard Chart

– Schedule 'B' and exception number 13 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(888) 3150, 3160 Eglinton Ave E

On these lands, numbers 29, 51, 75, and 87 of Performance Standard Chart – Schedule 'B' and exception numbers 6, and 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(889) 3170 Eglinton Ave E

On these lands, numbers 40G, 60K, 75, 133, 178, and 215 of Performance Standard Chart – Schedule 'B' and exception number 42 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(890) Scarborough Village Community

On these lands, numbers 29, 51, 75, 86, and 133 of Performance Standard Chart – Schedule 'B' and exception number 6 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(891) 3174 Eglinton Ave E, 200-240 Markham Road, 1 Centre St

On these lands, numbers 29, 51, 75, and 86 of Performance Standard Chart – Schedule 'B' and exception number 6 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(892) ---

On these lands, numbers 29, 51, 75, and 86 of Performance Standard Chart – Schedule 'B' and exception number 6 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(893) 256 Markham Road

On these lands, numbers 29, 51, 75, 86, 139, and 140 of Performance Standard Chart – Schedule 'B' and exception numbers 6, and 32 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(894) 3200-3226 Eglinton Ave, 205 Markham Road

On these lands, numbers 29, 75, and 86 of Performance Standard Chart – Schedule 'B' and exception numbers 16, 17, and 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(895) 3228-3270 Eglinton Ave E

On these lands, numbers 29, 52, 74, and 86 of Performance Standard Chart – Schedule 'B' and exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(896) 3231, 3233 Eglinton Ave E; 3201-3227 Eglinton Ave E, 3650 Kingston Road

On these lands, numbers 40G, 40H, 80M, 141, 200, 201, 202, and 203 of Performance Standard Chart – Schedule 'B' and exception numbers 33, and 35 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(897) NW portions of 3600, 3620 Kingston Road, and part of the property to the northwest

On these lands, numbers 29, and 73 of Performance Standard Chart – Schedule 'B' and exception numbers 5, and 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(898) SE part of 3600, 3620 Kingston Road, 3640-3648 Kingston Road, and part of property to the NW

On these lands, numbers 29, 75, and 86 of Performance Standard Chart – Schedule 'B' and exception number 5, and 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(899) 3700-3730 Kingston Road

On these lands, numbers 24, 29, 75, and 86 of Performance Standard Chart – Schedule 'B' and exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(900) 3748-3752 Kingston Road

On these lands, numbers 24, 28, and 75 of Performance Standard Chart – Schedule 'B' and exception number 26 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(901) 1737 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215, and

254 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(902) 2094 Lawrence Ave E

On these lands, numbers 78, 123, 124, 125, 126, 131, 133, 213, and 214 of Performance Standard Chart – Schedule 'B' and exception numbers 35, and 36 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9511 prevails.

(903) 136 Crockford Blvd

On these lands, numbers 123, 124, 125, 126, 131, 133, 213, 214, and 257 of Performance Standard Chart – Schedule 'B' and exception number 36 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9511 prevails.

(904) 2540 and part of 2562 Eglinton Av E

On these lands, numbers 25, 29, 76 and 86 of Performance Standard Chart – Schedule 'B' and exception numbers 23 and 27B of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(905) 2566-2570 Eglinton Av E

On these lands, numbers 25, 29, 76 and 86 of Performance Standard Chart – Schedule 'B' and exception number 34 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(906) 2610-2628 Eglinton Av E

On these lands, numbers 29, 30 and 78 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.

(907) 2803-2811 Eglinton Av E.

On these lands, numbers 29, 33, 76 and 86 of Performance Standard Chart – Schedule 'B' and exception numbers 30 and 41 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(908) 2815 Eglinton Av E.

On these lands, numbers 29, 33, 76 and 86 of Performance Standard Chart – Schedule 'B' and exception number 30 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(909) 2787 – 2795 and 2823-2829 Eglinton Av E.

On these lands, numbers 29, 33, 76 and 86 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.

(910) 2839 Eglinton Av E.

On these lands, numbers 29, 39, 79 and 86 of Performance Standard Chart – Schedule 'B' and exception number 50 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(911) 2563, 2575, 2583 Eglinton Av E and 121 Commonwealth Av and 88-90 Winter Avenue and 79 Winter Ave

On these lands, numbers 29, 51, 76 and 86 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.

(912) 2567 Eglinton Av E

On these lands, numbers 29, 51, 76 and 86 of Performance Standard Chart – Schedule 'B' and exception number 45 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(913) 2581 Eglinton Av E

On these lands, numbers 29, 51, 76 and 86 of Performance Standard Chart – Schedule 'B' and exception number 38 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(914) 2900 Eglinton Av E, 2944-2990 Eglinton Av E

On these lands, numbers 29, 52, 76 and 86 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.

(915) Midland Av, SW of Lawrence Avenue

On these lands, numbers 32 and 76 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.

- (916) 2922 Eglinton Av E
On these lands, numbers 36, 59, 76, 131 and 139 and 86 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.
- (917) 2571 Lawrence Av E
On these lands, numbers 37 and 76 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.
- (918) 2601 Eglinton Av E
On these lands, numbers 40, 40A, 60E, 76 and 147 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.
- (920) 2478-2480 Eglinton Av E
On these lands, numbers 27, 29, 75 and 87 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.
- (921) SW of Lawrence and Midland
On these lands, numbers 40B, 80S, 160 and 309 and 86 of Performance Standard Chart – Schedule 'B' and exception numbers 14 and 65 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.
- (922) 2466 Eglinton Ave E
On these lands, numbers 80W, 179, 181, 301, 302, 303 and 304 of Performance Standard Chart – Schedule 'B' and exception numbers 14, 15 and 61 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.
- (923) 2555 Eglinton Av E
On these lands, numbers 40E, 40F, 165, 166, 167, 168, 169 and 170 of Performance Standard Chart – Schedule 'B' and exception number 55 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.
- (924) 2979 Eglinton Av E.
On these lands, numbers 40B, 187, 188, 189, 311, 312 and 313 of Performance Standard Chart - Schedule 'B' and exception numbers 66 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.
- (925) 2758 Eglinton Av E
On these lands, numbers 171, 179, 198, 199, 327, 328, 329 and 330 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.
- (926) 2774-2800 Eglinton Av E and part of 55 Trudelle Street
On these lands, numbers 40E, 171, 173, 194, 195, 196, 197, 324, 325 and 326 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 10048 prevails.
- (927) 2881 Eglinton Av E and 340 McCowan Road
On these lands, numbers 154, 174, 175, 186, 200, 331, 332, 333 and 408 of Performance Standard Chart - Schedule 'B' and exception number 53 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.
- (928) 40-40A Kenworthy Av
On these lands, numbers 39, 141, 144, 145, 146, 147, 148, 149, 150, 407 and 409 of Performance Standard Chart - Schedule 'B' and exception numbers 17 and 61 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.
- (929) 521 Victoria Park Av
On these lands, numbers 40E, 80A, 80B, 130 and 131 of Performance Standard Chart - Schedule 'B' and exception numbers 55 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.
- (930) 3329 Danforth Av
On these lands, numbers 39, 142, 145, 146, 148, 149, 150, 407 and 408 of Performance Standard Chart - Schedule 'B' and exception number 54 of Exception List - Schedule 'C' of the former City of Scarborough

Zoning By-law 9812 prevails.

(931) 54-58 Byng Av

On these lands, numbers 39, 142, 146, 147, 148, 149, 150, 407 and 408 of Performance Standard Chart - Schedule 'B' and exception numbers 17 and 63 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.

(932) 3509 Danforth Av

On these lands, numbers 39, 141, 144, 145, 146, 147, 148, 149, 150, 407 and 409 of Performance Standard Chart - Schedule 'B' and exception numbers 46 and 61 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.

(933) Northern portion of the property to the west of 1940 Lawrence St E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 252 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(934) Southern portion of the property to the west of 1940 Lawrence St E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 254 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(935) 1805 Victoria Park Ave, 1801 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 255 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(936) 1840, 2032 Lawrence Ave E, southern portion of 2180 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 255 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(937) 1108 Pharmacy Ave

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 255 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(938) 1720-1830 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 253 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(939) 1795 Victoria Park Ave, 1715-1731, 1765-1775, 2072, 2075-2085 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 254 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(940) 1850 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 254 of Performance Standard Chart - Schedule 'B' and exception number 28 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9511 prevails.

(941) Property to the east of 1850 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 254 of Performance Standard Chart - Schedule 'B' and exception number 38 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9511 prevails.

(942) 1882-1900, 1960-2020, 1935-1965, 1969-1975, 2055, Lawrence Ave E, 131 Wayne Ave, 8 Tower Drive

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 254 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(943) 1940, 1950, 1967 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 254 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(944) 1815-1859, 1873-1921 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 253 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(945) 1807 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 253 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(946) 1865 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 253 of Performance Standard Chart - Schedule 'B' and exception number 34 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9511 prevails.

(947) 2015 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 255 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(948) 2044 and southern portion of 2050 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 255 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(949) Northern portion of 2050 Lawrence Ave E, northern portion of 2180 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 252 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(950) 2157 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 255 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(951) 2110-2150, 2131-2139 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 256 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(952) 2154 Lawrence Ave E

On these lands, numbers 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 213, 214, 215 and 256 of Performance Standard Chart - Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.

(953) 3561 Danforth Av, 3543 Danforth Av

On these lands, numbers 39, 39A, 141, 144, 145, 146, 147, 148, 149, 150, 407, and 409 of Performance Standard Chart – Schedule 'B' and exception number 62 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.

(954) 3555 Danforth Av

On these lands, numbers 17, 35, 56, 87, 94, 96, 99, 123, 124, 125, 126, and 132 of Performance Standard Chart – Schedule 'B' and exception number 23 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.

(955) 545 Warden Av

On these lands, numbers 25, 72, and 84 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9812 prevails.

- (956) NW corner of Danforth Road and Warden Av and 40 Danforth
On these lands, numbers 20S, 25, 50, 74, and 84 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9812 prevails.
- (957) 63 Danforth Road
On these lands, numbers 24, and 72 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9812 prevails.
- (958) 50 Danforth Road
On these lands, numbers 35, 72, 119, 128, and 129 of Performance Standard Chart – Schedule 'B' and exception number 48 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.
- (959) 3503 Danforth Av, 3513 Danforth Av, 3450-3502 Danforth Av, 3465 Danforth Av, 3353-3359 Danforth Av, 3131-3197 Danforth Av, 3206-3222 Danforth Av, 3244? Danforth Av, 3250-3258 Danforth Av, 3213-3323 Danforth Av
On these lands, numbers 39, 141, 144, 145, 146, 147, 148, 149, 150, 407, and 409 of Performance Standard Chart – Schedule 'B' and exception number 61 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.
- (960) 3333-3349 Danforth Av, 3264-3310 Danforth Av, 3224 Danforth Av
On these lands, numbers 39, 142, 145, 146, 148, 149, 150, 407, and 408 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9812 prevails.
- (962) 3246 Danforth Road.
On these lands, numbers 39, 141, 144, 145, 146, 147, 148, 149, 150, 407, and 409 of Performance Standard Chart – Schedule 'B' and exception numbers 39, 61 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.
- (963) 57 Byng Av
On these lands, numbers 39, 142, 146, 147, 148, 149, 150, 407, and 408 of Performance Standard Chart – Schedule 'B' and exception numbers 17 and 61 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.
- (964) 460 Warden Av
On these lands, numbers 39, 141, 144, 145, 146, 147, 148, 149, 150, 407, and 409 of Performance Standard Chart – Schedule 'B' and exception number 64 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.
- (965) NE corner of Lawson Road and Hwy 2A
On these lands, numbers 25, 30, 34, 53, 76, 47, and 77 of Performance Standard Chart – Schedule 'B' and exception numbers 1 and 39 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (966) 200 Finch Avenue West
On these lands, Section 64.23(98), as amended, of the former City of North York Zoning By-law 7625 prevails.
- (967) 3070 Ellesmere Road
On these lands, Exception number 16 and Exception number 18 of Exceptions List - Schedule "C" of Scarborough zoning by-law 11883 prevails.
- (968) Rouge Community- Section 7
On these lands, Section 7 of former City of Scarborough Zoning By-law 1978 prevails.
- (969) Highland Creek Community
On these lands, numbers 25, 30, 34, 53, 76, 47, and 77 of Performance Standard Chart – Schedule 'B' and exception numbers 1 and 39 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (970) Downtown Toronto- Prevailing Site Specific By-laws and By-law 831-78 of the former City of Toronto
On these lands, Section 12:(5) h, of former City of Toronto By-law 438-86, as amended prevails.
- (971) Downtown Toronto- By-law 20623 as it applied to certain lands prior to the passage of By-law 35-76 of the former

City of Toronto

On these lands, Section 12:(5) d of former City of Toronto By-law 438-86, as amended prevails.

(972) Downtown Toronto- Section 16(4) of By-law 20623 of the former City of Toronto

On these lands, Section 12:(5) b of former City of Toronto By-law 438-86, as amended prevails.

(974) Vicinity of 3575 Danforth Av

On these lands, Numbers 39, 39A, 140, 144, 145, 146, 147, 148, 149, 150, 407, and 410 of Performance Standard Chart – Schedule 'B' and exception number 62 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.

(976) 3334 Danforth Av

On these lands, Numbers 39, 140, 144, 145, 146, 147, 148, 149, 150, 407, and 410 of Performance Standard Chart – Schedule 'B' and exception numbers 61, and 65 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.

(977) 3340-3400 Danforth Av, 3475-3495 Danforth Av, 35-37 Leyton Av, 3310A Danforth Av, 3096-3200 Danforth Av, 3075-3111 Danforth Av, 3199-3211 Danforth Av, 539-543 Victoria Park, 20 Balford Ave

on these lands, Numbers 39, 140, 144, 145, 146, 147, 148, 149, 150, 407, and 410 of Performance Standard Chart – Schedule 'B' and exception number 61 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.

(978) 35 Danforth Road

On these lands, numbers 25, and 71 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9812 prevails.

(979) 1677 O'Connor Drive

On these lands, Section 64.23(50) of the former City of North York Zoning By-law 7625 prevails.

(980) Certain Lands Permitted for Vehicle Fuel Station related uses in the former City of North York

On these lands, Section 64.24(3) of the former City of North York Zoning By-law 7625 prevails.

(981) 2950 Jane Street

On these lands, Section 64.23(35) of the former City of North York Zoning By-law: 7625 prevails.

(982) North York

On these lands, Section 64.245(13) of the former City of North York Zoning By-law: 7625 prevails.

(983) South-Westerly Corner of Lumsden Avenue and Main Street, former Borough of East York

On these lands, Section 8.A.2 of the former Borough of East York Zoning By-law 6752 prevails.

(984) 118 Dawes Road, former Borough of East York

On these lands, Section 8.A.14 of the former Borough of East York Zoning By-law 6752 prevails.

(985) 833 Coxwell Avenue, former Borough of East York

On these lands, Section 8.A.20 of the former Borough of East York Zoning By-law 6752 prevails.

(986) Lands in the former Borough of East York

On these lands, Section 8.A.23 of the former Borough of East York Zoning By-law 6752 prevails.

(987) 305 Port Union and part of 16-24 Fanfare

On these lands, numbers 35, 40T, 84 and 85 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12077 prevails.

(988) 285 Lawson Road

On these lands, numbers 30, 74 and 80R of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12077 prevails.

(989) 5500 Lawrence Av E

On these lands, numbers 40K, 80S and 126 of Performance Standard Chart – Schedule 'B' and exception number 18 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12077 prevails.

- (990) 516 Danforth Road
On these lands, numbers 24, 46, 74 and 81 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12077 prevails.
- (991) 3867 Lawrence Ave E
On these lands, numbers 40, 40A, 61A, 77, 133 and 138 of Performance Standard Chart – Schedule 'B' and exception number 54 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.
- (992) 3855 Lawrence Ave E
On these lands, numbers 27, 77 and 118 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9510 prevails.
- (993) 3250, 3254 Lawrence Ave E
On these lands, numbers 27, 50 and 76 of Performance Standard Chart – Schedule 'B' and exception number 20 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.
- (994) NW corner of Lawrence Ave E and Scarborough Golf Club Road
On these lands, numbers 40F, 40G, 76, 131 and 139 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9510 prevails.
- (995) 136 Orton Park Road
On these lands, numbers 28, 76 and 88 of Performance Standard Chart – Schedule 'B' and exception number 20 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.
- (996) 19-21, 23, 20-22, 24 Slan Ave
On these lands, numbers 21, 23 and 76 of Performance Standard Chart – Schedule 'B' and exception number 20 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9510 prevails.
- (997) 25 Slan Ave
On these lands, numbers 21, 23 and 76 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9510 prevails.
- (998) 9390 Sheppard Ave E
On these lands, numbers 114 and 300 of Performance Standard Chart – Schedule 'B' and exception number 12 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.
- (999) NE corner of Sheppard Ave E and Meadowvale Road
On these lands, numbers 37, 124, 332, 431 and 444 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 15907 prevails.
- (1000) 110-118 Anaconda Av.
On these lands, numbers 24, 68 and 74 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9174 prevails.
- (1001) 80-96 Dearham Wood and 40-42 Poplar Road
On these lands, numbers 34, 50, 71 and 90 of Performance Standard Chart – Schedule 'B' and exception number 60 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9676 prevails.
- (1002) 67 Livingston Road
On these lands, numbers 34, 71 and 93 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9676 prevails.
- (1003) 145 Guildwood Parkway
On these lands, numbers 34, 71 and 93 of Performance Standard Chart – Schedule 'B' and exception number 14 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9676 prevails.
- (1004) 11715 Sheppard Ave E
On these lands, numbers 34, 110, 300 and 507 of Performance Standard Chart – Schedule 'B' and exception number 17 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.
- (1005) 11721 Sheppard Ave E and 51 Dunford Road

On these lands, numbers 34, 110, 300 and 507 of Performance Standard Chart – Schedule 'B' and exception number 17 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.

(1006) 138 Bennett Road

On these lands, numbers 33, 37 and 73 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10327 prevails.

(1007) Site to the NW of 138 Bennett Road

On these lands, numbers 33, 37 and 73 of Performance Standard Chart – Schedule 'B' and exception number 14 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10327 prevails.

(1008) 151, 155 Morningside Ave

On these lands, numbers 25, 35, 73 and 86 of Performance Standard Chart – Schedule 'B' and exception number 14 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10327 prevails.

(1009) 400 Sewells Road

On these lands, numbers 132, 301, 523 and 525 of Performance Standard Chart – Schedule 'B' and exception number 25 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 14402 prevails.

(1010) 5739 Finch Ave E

On these lands, numbers 103, 108, 206, 301, 416 and 664 of Performance Standard Chart – Schedule 'B' and exception number 6 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 14402 prevails.

(1011) 15 Lapsley Road

On these lands, numbers 107, 206 and 309 of Performance Standard Chart – Schedule 'B' and exceptions number 1 and 11 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 14402 prevails.

(1012) 1525 Markham Road

On these lands, numbers 144, 235, 259 and 300 of Performance Standard Chart – Schedule 'B' and exception number 38 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 14402 prevails.

(1013) 100 Bellamy Road South

On these lands, numbers 24, 53, 75 and 87 of Performance Standard Chart – Schedule 'B' and exception number 51 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(1014) 3655 St Clair Av E

On these lands, numbers 25, 26 76 of Performance Standard Chart – Schedule 'B' and exception number 19 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(1015) 89 South Woodrow Blvd

On these lands, numbers 42 and 77 of Performance Standard Chart – Schedule 'B' and exception number 19 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevail.

(1016) 25 Halsam St and 201 Craiglee Drive

On these lands, numbers 22, 42 and 77 of Performance Standard Chart – Schedule 'B' and exception number 19 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(1017) 88-94 Highview Av, 36 Highview Av and 71 Aylesworth Av and 67 Illington Avenue and 76 Highview Av

On these lands, numbers 27, 49 and 75 of Performance Standard Chart – Schedule 'B' and exception number 19 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9396 prevails.

(1018) 2774-2800 Kennedy Road

On these lands, numbers 219 and 229 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12466 prevail.

(1019) 331 Glendower Circuit

On these lands, numbers 23, 31, 67 and 94 of Performance Standard Chart – Schedule 'B' and exception number 4 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

- (1020) 2531 Warden Av
On these lands, numbers 27, 33, 67 and 100 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12466 prevails.
- (1021) 3245 Finch Av E
On these lands, numbers 225 and 311 of Performance Standard Chart – Schedule 'B' and exception numbers 20 and 71 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.
- (1022) 2525-2555 Pharmacy Av
On these lands, numbers 24, 31, 46, 67 and 107 of Performance Standard Chart – Schedule 'B' and exception number 6 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.
- (1023) 175 Pinemeadow Blvd
On these lands, numbers 23, 31, 67 and 100 of Performance Standard Chart – Schedule 'B' and exception number 2 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.
- (1024) 2775 Birchmount Road
On these lands, numbers 8, 23, 31, 44, 67, 78, 79, 91, 92, 93 and 94 of Performance Standard Chart – Schedule 'B' and exception number 5 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.
- (1025) 3051-3079 Pharmacy Av
On these lands, numbers 67, 107, 121 and 246 of Performance Standard Chart – Schedule 'B' and exception number 11 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.
- (1026) 2100 Bridletowne Cres.
On these lands, numbers 67, 107 and 133 of Performance Standard Chart – Schedule 'B' and exception number 24 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.
- (1027) 2950 Kennedy Road
On these lands, numbers 67, 108, 150 and 314 of Performance Standard Chart – Schedule 'B' and exception number 46 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.
- (1028) 6534 Kingston Road
On these lands, numbers 76, 140 and 255 of Performance Standard Chart – Schedule 'B' and exception numbers 14 and 19 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.
- (1029) 6282 Kingston Road
On these lands, numbers 30, 52 and 75 of Performance Standard Chart – Schedule 'B' and exception number 17 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (1030) 3600 Ellesmere Road
On these lands, numbers 76, 140 and 202 of Performance Standard Chart – Schedule 'B' and exception number 31 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.
- (1031) 5650 Sheppard Ave E
On these lands, number 107 of Performance Standard Chart – Schedule 'B' and exception number 28 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 14402 prevails.
- (1032) 20 Malvern St
On these lands, numbers 132, 301 and 637 of Performance Standard Chart – Schedule 'B' and exception number 20 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 14402 prevails.
- (1033) 1-15 Glendinning Ave
On these lands, numbers 30, 52 and 75 of Performance Standard Chart – Schedule 'B' and exception number 1 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 16762 prevails.
- (1034) 3370 Kennedy Road
On these lands, numbers 37, 65, 205 and 206 of Performance Standard Chart – Schedule 'B' and exception number 18 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 16762 prevails.

- (1035) 11 Ivy Bush Ave
On these lands, numbers 27, 41, 80U, 106, 137, 155 and 156 of Performance Standard Chart – Schedule 'B' and exception number 12 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 16762 prevails.
- (1036) 3295 Ellesmere Road
On these lands, numbers 24, 39, 75 and 87 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 10827 prevails.
- (1037) St Clair Av E (NE corner of Linden)
On these lands, numbers 25, 50 and 72 of Performance Standard Chart – Schedule 'B' and exception number 16 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.
- (1038) 611 Kennedy Road
On these lands, numbers 27, 47 and 72 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9276 prevails.
- (1039) 706 Kennedy Road
On these lands, numbers 20C, 29 and 105 of Performance Standard Chart – Schedule 'B' and exception number 7 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.
- (1040) 1703 Victoria Park Ave
On these lands, numbers 27, 33, 78 and 87 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9511 prevails.
- (1041) 2355 Warden Ave
On these lands, numbers 21, 55 and 80 of Performance Standard Chart – Schedule 'B' and exception numbers 2, 16 and 23 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.
- (1042) 2355 Warden Ave
On these lands, numbers 21, 55 and 80 of Performance Standard Chart – Schedule 'B' and exception numbers 2, 16, 23 and 27 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.
- (1043) 2 Antrim Cres.
On these lands, numbers 72, 115, 116 and 117 of Performance Standard Chart – Schedule 'B' and exception numbers 5, 17 and 18 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9508 prevails.
- (1044) 1505-1519 Birchmount Road
On these lands, numbers 28, 48 and 71 of Performance Standard Chart – Schedule 'B' and exception number 5 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9508 prevails.
- (1045) 780 Ellesmere Road
On these lands, numbers 56, 72, 87, 96 and 150 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9508 prevails.
- (1046) 540 Brimley Road
On these lands, numbers 24, 76 and 86 of Performance Standard Chart – Schedule 'B' and exception number 24 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.
- (1047) 2371 Warden Ave
On these lands, numbers 31, 55 and 80 of Performance Standard Chart – Schedule 'B' and exception numbers 2, 23 and 27 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.
- (1048) 2570 Birchmount Road
On these lands, numbers 31, 49, 58 and 75 of Performance Standard Chart – Schedule 'B' and exception number 2 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.
- (1049) 2677 Kennedy Road

On these lands, numbers 21, 32, 75 and 85 of Performance Standard Chart – Schedule 'B' and exception number 2 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(1050) 1 Bonis Ave *SE corner of Birchmount Road and Bonis Ave)

On these lands, numbers 85, 127 and 128 of Performance Standard Chart – Schedule 'B' and exception number 23 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(1051) 3495 Sheppard Ave E

On these lands, numbers 40F, 75 and 94 of Performance Standard Chart – Schedule 'B' and exception number 5 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(1052) 3551 Sheppard Ave E

On these lands, numbers 40B, 40C, 40D, 60T and 152 of Performance Standard Chart – Schedule 'B' and exception number 2 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(1053) 3571 Sheppard Ave E

On these lands, numbers 40H, 74 and 181 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 12360 prevails.

(1054) 2246 Birchmount Rd

On these lands, numbers 21, 31, 52, 75 and 85 of Performance Standard Chart – Schedule 'B' and exception number 2 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevails.

(1055) 790 Kingston Road and property to the NW of 3790 Kingston Road, 3800 Kingston Road

On these lands, numbers 29, 51, 75 and 86 of Performance Standard Chart – Schedule 'B' and exception numbers 25 and 26 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10010 prevails.

(1056) SE corner of Midland Av and Danforth Road

On these lands, numbers 20Y, 40B, 175, 176 and 300 of Performance Standard Chart – Schedule 'B' and exception numbers 14 and 59 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(1057) 1051 Midland Av

On these lands, numbers 27, 32, 75 and 86 of Performance Standard Chart – Schedule 'B' and exception number 14 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(1058) Near 1375 Danforth Road

On these lands, numbers 27, 51, 75 and 86 of Performance Standard Chart – Schedule 'B' and exception number 14 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(1059) 1339 Danforth Road

On these lands, numbers 27, 51, 75 and 86 of Performance Standard Chart – Schedule 'B' and exception number 22 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 10048 prevails.

(1060) 515 Warden Av

On these lands, numbers 20S, 29, 48 and 74 of Performance Standard Chart – Schedule 'B' and exception number 17 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.

(1061) 99 Firvalley Court

On these lands, numbers 25, 30, 71 and 91 of Performance Standard Chart – Schedule 'B' and exception number 17 of Exception List - Schedule 'C' of the former City of Scarborough Zoning By-law 9812 prevails.

(1062) York

On these lands, Section 16(254) of the former City of York Zoning By-law 1-83 prevails.

(1063) 84 Newport Av

On these lands, numbers 20S, 29, 48, and 74 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 9812 prevails.

(1064) Sunshine Street Angular Plane and Height Limit- Street Segment "1"

- On these lands, Maps 1 through 5 of Section 12(2)260, as amended, of former City of Toronto Zoning By-law 438-86 prevail for **lots** that about a **street** identified with a number symbol "1".
- (1065) Sunshine Street Angular Plane and Height Limit- Street Segment "2"
On these lands, Maps 1 through 5 of Section 12(2)260, as amended, of former City of Toronto Zoning By-law 438-86 prevail for **lots** that about a **street** identified with a number symbol "2".
- (1066) Sunshine Street Angular Plane and Height Limit- Street Segment "3"
On these lands, Maps 1 through 5 of Section 12(2)260, as amended, of former City of Toronto Zoning By-law 438-86 prevail for **lots** that about a **street** identified with a number symbol "3".
- (1067) Sunshine Street Angular Plane and Height Limit- Street Segment "4"
On these lands, Maps 1 through 5 of Section 12(2)260, as amended, of former City of Toronto Zoning By-law 438-86 prevail for **lots** that about a **street** identified with a number symbol "4".
- (1068) Sunshine Street Angular Plane and Height Limit- Street Segment "5"
On these lands, Maps 1 through 5 of Section 12(2)260, as amended, of former City of Toronto Zoning By-law 438-86 prevail for **lots** that about a **street** identified with a number symbol "5".
- (1069) Sunshine Street Angular Plane and Height Limit- Street Segment "6"
On these lands, Maps 1 through 5 of Section 12(2)260, as amended, of former City of Toronto Zoning By-law 438-86 prevail for **lots** that about a **street** identified with a number symbol "6".
- (1070) Sunshine Street Angular Plane and Height Limit- Street Segment "10"
On these lands, Maps 1 through 5 of Section 12(2)260, as amended, of former City of Toronto Zoning By-law 438-86 prevail for **lots** that about a **street** identified with a number symbol "10".
- (1071) Sunshine Street Angular Plane and Height Limit- Street Segment "11"
On these lands, Maps 1 through 5 of Section 12(2)260, as amended, of former City of Toronto Zoning By-law 438-86 prevail for **lots** that about a **street** identified with a number symbol "11".
- (1072) Lands east side of Jane Street between Cobalt Street and Nickel Street, and both sides of Weston Road south of Buttonwood Avenue and Nickel Street
On these lands, Section 16(187), as amended, of the former City of York Zoning By-law 1-83 prevails.
- (1073) 228 Galloway Road
On these lands exception 84, of Exceptions list - Schedule "C" of the West Hill Community By-law Number 10327, as amended, of the former City of Scarborough prevails.
- (1074) Northeast Corner of Markham Road and Stevenwood Road
On these lands exception 66, of Exceptions list - Schedule "C" of the Woburn Community By-law Number 9510, as amended, of the former City of Scarborough prevails.
- (1075) 2933 Sheppard Avenue East
On these lands exception 29, of Exceptions list - Schedule "C" Sullivan Community By-law Number 10717, as amended, of the former City of Scarborough prevails.
- (1076) Southwest Corner of Sheppard Avenue East and Palmdale Drive
On these lands exception 25, of Exceptions list - Schedule "C" Sullivan Community By-law Number 10717, as amended, of the former City of Scarborough prevails.
- (1077) 6157 to 6167 Kingston Road
On these lands exception 34, of Exceptions list - Schedule "C" Highland Creek Community By-law Number 10827, as amended, of the former City of Scarborough prevails.
- (1078) South Rosedale
17 - 19 AVONDALE RD, 10 - 30 AVONDALE RD, 789 BAYVIEW AVE, 600 BLOOR ST E, 1 - 31 CASTLE FRANK RD, 33 CASTLE FRANK RD, 35 - 53 CASTLE FRANK RD, 55 - 65 CASTLE FRANK RD, 75 CASTLE FRANK RD, 2 - 10 CASTLE FRANK RD, 30 CASTLE FRANK RD, 34 - 46A CASTLE FRANK RD, 48 - 60 CASTLE FRANK RD, 1 - 43 CHESTNUT PK, 45A CHESTNUT PK, 45B - 45C CHESTNUT PK, 47 - 77 CHESTNUT PK, 12 - 74 CHESTNUT PK, 78 - 84 CHESTNUT PK, 86 - 90 CHESTNUT PK, 1 - 21 CLUNY AVE, 4 - 8 CLUNY AVE, 105 - 111 CLUNY DR, 3 - 97 CLUNY DR, 104 - 116 CLUNY DR, 2 - 82 CLUNY DR,

1 - 3 CORRIGAN CS, 2 - 6 CORRIGAN CS, 133 - 137 CRESCENT RD, 139 - 185 CRESCENT RD, 25 - 73 CRESCENT RD, 75 CRESCENT RD, 81 - 121 CRESCENT RD, 134 CRESCENT RD, 158 - 170 CRESCENT RD, 176 - 184 CRESCENT RD, 22 - 24 CRESCENT RD, 26 - 28 CRESCENT RD, 32 - 78 CRESCENT RD, 80 CRESCENT RD, 82 - 132 CRESCENT RD, 1 - 9 DALE AVE, 15 DALE AVE, 21 DALE AVE, 25 - 27 DALE AVE, 75 DALE AVE, 2 - 80 DALE AVE, 1 - 9 DRUMSNAB RD, 11 DRUMSNAB RD, 2 - 8 DRUMSNAB RD, 4 DRUMSNAB RD, 1 - 33 DUNBAR RD, 2 - 38 DUNBAR RD, 1 ELM AVE, 15 - 19 ELM AVE, 21 ELM AVE, 23 - 61 ELM AVE, 3 ELM AVE, 5 ELM AVE, 77 - 79 ELM AVE, 83 - 99 ELM AVE, 10 ELM AVE, 18 - 80 ELM AVE, 2 ELM AVE, 4 ELM AVE, 6 ELM AVE, 88 - 108 ELM AVE, 105 - 107A GLEN RD, 41 - 97 GLEN RD, 99 - 103 GLEN RD, 102 GLEN RD, 40 GLEN RD, 44 - 100 GLEN RD, 1 - 9 HAWTHORN AVE, 11 HAWTHORN AVE, 15 - 41 HAWTHORN AVE, 2 - 48 HAWTHORN AVE, 3 - 3A HAWTHORN GDNS, 5 HAWTHORN GDNS, 2 - 6 HAWTHORN GDNS, 9 - 25 LAMPORT AVE, 2 - 26 LAMPORT AVE, 1 - 5A MAPLE AVE, 7 - 53 MAPLE AVE, 2 - 40 MAPLE AVE, 44 MAPLE AVE, 56 - 62 MAPLE AVE, 1 - 3 MAY SQ, 2 - 4 MAY SQ, 1 - 7 MAY ST, 9 - 15 MAY ST, 12 - 14 MAY ST, 2 - 6 MAY ST, 8 MAY ST, 27 - 35 MC KENZIE AVE, 3 MC KENZIE AVE, 39 MC KENZIE AVE, 41 - 49 MC KENZIE AVE, 2 - 18 MC KENZIE AVE, 20 MC KENZIE AVE, 22 MC KENZIE AVE, 3 - 11 MEREDITH CRES, 2 - 18 MEREDITH CRES, 120 MOUNT PLEASANT RD, 126 - 128 MOUNT PLEASANT RD, 80 - 110 MOUNT PLEASANT RD, 1 NANTON AVE, 11 - 17 NANTON AVE, 21 - 53 NANTON AVE, 3 - 9 NANTON AVE, 18 - 50 NANTON AVE, 103 - 127 PARK RD, 90 - 128 PARK RD, 5 - 11 PINE HILL RD, 10 - 16 PINE HILL RD, 6 PINE HILL RD, 5 - 15 POWELL AVE, 8 - 10 POWELL AVE, 43 - 45 PRICE ST, 44 PRICE ST, 15 - 27 PRICEFIELD RD, 66 - 124 PRICEFIELD RD, 26 - 28 RACHAEL ST, 6 - 22 RACHAEL ST, 1 - 51 ROSEDALE RD, 2 - 52 ROSEDALE RD, 100 - 120 ROSEDALE VALLEY RD, 130 - 130A ROSEDALE VALLEY RD, 132 - 138 ROSEDALE VALLEY RD, 280 - 290 ROSEDALE VALLEY RD, 516 ROSEDALE VALLEY RD, 53 - 71 ROWANWOOD AVE, 16 - 32 ROWANWOOD AVE, 34 ROWANWOOD AVE, 38 - 80 ROWANWOOD AVE, 15 - 177 ROXBOROUGH ST E, 179 ROXBOROUGH ST E, 170 - 174 ROXBOROUGH ST E, 176 ROXBOROUGH ST E, 30 - 166 ROXBOROUGH ST E, 1 - 33 SCARTH RD, 6 - 16 SCARTH RD, 1 SHERBOURNE ST N, 27 - 35 SHERBOURNE ST N, 9 - 9A SHERBOURNE ST N, 10 - 40 SHERBOURNE ST N, 4 SHERBOURNE ST N, 155 - 157 SOUTH DR, 63 - 149 SOUTH DR, 7 - 51 SOUTH DR, 144 SOUTH DR, 146 - 150 SOUTH DR, 22 SOUTH DR, 30 - 36 SOUTH DR, 4 - 14 SOUTH DR, 48 - 54 SOUTH DR, 58 SOUTH DR, 60 SOUTH DR, 64 - 138 SOUTH DR, 3 - 5A THORNWOOD RD, 5B - 11 THORNWOOD RD, 18 THORNWOOD RD, 20A THORNWOOD RD, 20B - 24 THORNWOOD RD

On these lands, Section 12:(1) 231(a) former City of Toronto of By-law 438-86, as amended prevails.

(1079) 1571 Lawrence Ave W

On these lands, Section 64.23(29), as amended, of North York Zoning By-law 7625 prevails.

(1080) Priority Retail Streets in the Former City of Toronto

On these lands, Maps 1 through 2 of Section 12(2)259, as amended, of former City of Toronto Zoning By-law 438-86 prevail for **lots** that abut a **street** designated as a priority retail **street**.

(1081) (RA 374)

On these lands, Section 64.20-A(6), as amended, of North York Zoning By-law 7625 prevails.

(1082) Southwest Corner of Wynford Drive and Concorde Place

On these lands, Section 64.20-A(2), as amended, of North York Zoning By-law 7625 prevails.

(1083) Northeast Corner of Bathurst Avenue and Dandy Avenue

On these lands, Section 64.20-A(57), as amended, of North York Zoning By-law 7625 prevails.

(1084) Bloor-Parkside Area

On these lands, Section 12:(1) 231(b) former City of Toronto of By-law 438-86, as amended prevails.

(1085) 20 Courton Drive

On these lands, exception number 60 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9511 prevails.

(1086) 120 Torresdale Avenue

On these lands, Section 64.20-A(47) of the City of North York Zoning By-law 7625 prevails.

(1087) 5940 Yonge Street

On these lands, Section 64.20-A(71) of the City of North York Zoning By-law 7625 prevails.

(1088) 2040 Don Mills Road

On these lands, Section 64.20-A(31) of the City of North York Zoning By-law 7625 prevails.

- (1089) South of 135 Wynford Drive
On these lands, Section 64.38(1) of the City of North York Zoning By-law 7625 prevails.
- (1090) Northeast Corner of Yonge Street and Mill Street
On these lands, Section 64.37(18) of the City of North York Zoning By-law 7625 prevails.
- (1091) East Side of Bayview Avenue, South of Valleyanna Drive
On these lands, Section 64.12(1) of the City of North York Zoning By-law 7625 prevails.
- (1092) 43 Drewry Avenue
On these lands, Section 64.20-A(80) of the City of North York Zoning By-law 7625 prevails.
- (1093) 29-35 Drewry Avenue
On these lands, Section 64.20-A(43) of the City of North York Zoning By-law 7625 prevails.
- (1094) 34-42 Finch Avenue East
On these lands, Section 64.20-A(63) of the City of North York Zoning By-law 7625 prevails.
- (1095) 22-32 Finch Avenue East
On these lands, Section 64.20-A(72) of the City of North York Zoning By-law 7625 prevails.
- (1096) 37 Bishop Avenue
On these lands, Section 64.20-A(37) of the City of North York Zoning By-law 7625 prevails.
- (1097) North end of William Carson Crescent, East Side of Yonge Street
On these lands, Section 64.20-A(75) of the City of North York Zoning By-law 7625 prevails.
- (1098) 2431 and 2433 Finch Avenue West
On these lands, Section 64.20-A(28) of the City of North York Zoning By-law 7625 prevails.
- (1099) 535 and 555 Sheppard Avenue West
On these lands, Section 64.20-A(13) of the City of North York Zoning By-law 7625 prevails.
- (1100) 1000 Sheppard Avenue West
On these lands, Section 64.20(9) of the City of North York Zoning By-law 7625 prevails.
- (1101) 15 Bideford Avenue
On these lands, Section 64.20-A(14) of the City of North York Zoning By-law 7625 prevails.
- (1102) 798-802 Sheppard Avenue West
On these lands, Section 64.20-A(62) of the City of North York Zoning By-law 7625 prevails.
- (1103) 778-782 Sheppard Avenue West
On these lands, Section 64.20-A(42) of the City of North York Zoning By-law 7625 prevails.
- (1104) 1130 and 1154 Wilson Avenue
On these lands, Section 64.20-A(12) of the City of North York Zoning By-law 7625 prevails.
- (1105) 185 Graydon Hall Drive
On these lands, Section 64.37(27) of the City of North York Zoning By-law 7625 prevails.
- (1106) North of Driftwood Avenue, West of Driftwood Court
On these lands, Section 64.37(5) of the City of North York Zoning By-law 7625 prevails.
- (1107) North side of Wilson Avenue, East of Avenue Road
On these lands, Section 64.37(2) of the City of North York Zoning By-law 7625 prevails.
- (1108) 150 Gateway Boulevard
On these lands, Section 64.37(6) of the City of North York Zoning By-law 7625 prevails.
- (1109) North of Sufi Crescent

- On these lands, Section 64.37(17) of the City of North York Zoning By-law 7625 prevails.
- (1110) Southeast Corner of Walsh Avenue and Weston Road
On these lands, Section 64.20-A(60) of the City of North York Zoning By-law 7625 prevails.
- (1111) 1206 Wilson Avenue
On these lands, Section 64.20-A(1) of the City of North York Zoning By-law 7625 prevails.
- (1112) 15-25 Lorraine Drive, 7 Blakely Road, 39-45 Hounslow Avenue
On these lands, Section 64.20-A(73) of the City of North York Zoning By-law 7625 prevails.
- (1113) 15 Horsham Avenue, 5412-5422 Yonge Street
On these lands, Section 64.20A-(39) of the City of North York Zoning By-law 7625 prevails.
- (1114) 55-65 Ellerslie Avenue
On these lands, Section 64.20-A(16) of the City of North York Zoning By-law 7625 prevails.
- (1115) Northwest Corner of Doris Avenue and Empress Avenue
On these lands, Section 64.20-A(46) of the City of North York Zoning By-law 7625 prevails.
- (1116) 1496 Victoria Park Avenue
On these lands, Section 64.20-A(58) of the City of North York Zoning By-law 7625 prevails.
- (1117) 143 and 145 Finch Avenue East
On these lands, Section 64.17(14) of the City of North York Zoning By-law 7625 prevails.
- (1118) West side of Hearne Avenue, Between Marshlynn Avenue and Lawrence Avenue West
On these lands, Sections 64.17(7), 64.17(16), and 64.17(23) of the City of North York Zoning By-law 7625 prevail.
- (1119) 1 to 8 Birchbank Lane, 1 to 14 Larkspur Lane, and in the Vicinity of the The Donway East & West and Don Mills Road Intersection
On these lands, Section 64.17(11) of the City of North York Zoning By-law 7625 prevails.
- (1120) 53-55 Rayoak Drive
On these lands, Section 64.17(10) of the City of North York Zoning By-law 7625 prevails.
- (1121) West of Torresdale Avenue, On Both Sides of Roberts Hicks Drive
On these lands, Section 64.16(5) of the City of North York Zoning By-law 7625 prevails.
- (1122) South of the Lariviere Road and Connaught Avenue Intersection
On these lands, Section 64.16(2) of the City of North York Zoning By-law 7625 prevails.
- (1123) Southwest Corner of Bayview Avenue and Ruth Avenue
On these lands, Section 64.16(16) of the City of North York Zoning By-law 7625 prevails.
- (1124) Southwest Corner of Bayview Avenue and Cummer Avenue
On these lands, Section 64.16(18) of the City of North York Zoning By-law 7625 prevails.
- (1125) East side of Kenneth Avenue, South of Byng Avenue
On these lands, Section 64.16(8) of the City of North York Zoning By-law 7625 prevails.
- (1126) West side of Hycrest Avenue
On these lands, Section 64.16(15) of the City of North York Zoning By-law 7625 prevails.
- (1127) 74-84 Southhill Drive
On these lands, Section 64.16(3) of the City of North York Zoning By-law 7625 prevails.
- (1128) 749-757 Sheppard Avenue West
On these lands, Section 64.20-A(19) of the City of North York Zoning By-law 7625 prevails.
- (1129) 175 Cummer Avenue

- On these lands, Section 64.18(5) of the City of North York Zoning By-law 7625 prevails.
- (1130) Northeast Corner of Finch Avenue West and Altamont Road
On these lands, Section 64.16(11) of the City of North York Zoning By-law 7625 prevails.
- (1131) 205 Cummer Avenue
On these lands, Section 64.20-A(66) of the City of North York Zoning By-law 7625 prevails.
- (1132) 142 Finch Avenue East
On these lands, Section 64.17(19) of the City of North York Zoning By-law 7625 prevails.
- (1133) 1394 Wilson Avenue
On these lands, Section 64.17(6) of the City of North York Zoning By-law 7625 prevails.
- (1134) 4701 Bathurst Street
On these lands, Section 64.19(12) of the City of North York Zoning By-law 7625 prevails.
- (1135) 9 Greenbriar Road
On these lands, Section 64.20-A(81) of the City of North York Zoning By-law 7625 prevails.
- (1136) 20, 22, 28, and 30 Privat Road
On these lands, Sections 64.17(13) and 64.17(44) of the City of North York Zoning By-law 7625 prevail.
- (1137) 310 Grandravine Drive
On these lands, Section 64.20(6) of the City of North York Zoning By-law 7625 prevails.
- (1138) 219 and 221 Finch Avenue East
On these lands, Section 64.17(19) of the City of North York Zoning By-law 7625 prevails.
- (1139) 4711-4719 Bathurst Street
On these lands, Section 64.19(13) of the City of North York Zoning By-law 7625 prevails.
- (1140) Southeast Corner of Wilson Avenue and Avenue Road
On these lands, Section 64.19(9) of the City of North York Zoning By-law 7625 prevails.
- (1141) 3101 Bathurst Street
On these lands, Section 64.19(8) of the City of North York Zoning By-law 7625 prevails.
- (1142) 50 Undrhill Drive
On these lands, Section 64.19(6) of the City of North York Zoning By-law 7625 prevails.
- (1143) 2953 Bathurst Street
On these lands, Section 64.19(2) of the City of North York Zoning By-law 7625 prevails.
- (1144) West of Shermount Avenue, Between Meadowbrook Road and Fraserwood Avenue
On these lands, Section 64.19(1) of the City of North York Zoning By-law 7625 prevails.
- (1145) Sufi Crescent and Rumi Crescent
On these lands, Section 64.20(10) of the City of North York Zoning By-law 7625 prevails.
- (1146) Lands Generally Bounded by Shorham Drive, Jane Street and Driftwood Avenue
On these lands, Section 64.13(33) of the City of North York Zoning By-law 7625 prevails.
- (1147) Lands Generally Bounded by Shorham Drive, Jane Street and Driftwood Avenue
On these lands, Section 64.13(34) of the City of North York Zoning By-law 7625 prevails.
- (1148) Lands Generally Bounded by Shorham Drive, Jane Street and Driftwood Avenue
On these lands, Section 64.13(35) of the City of North York Zoning By-law 7625 prevails.
- (1149) Lands Generally Bounded by Shorham Drive, Jane Street and Driftwood Avenue
On these lands, Section 64.13(36) of the City of North York Zoning By-law 7625 prevails.

(1150) North side of Rory Road, Between Winsome Avenue and Brief Road

On these lands, Section 64.16(13) of the City of North York Zoning By-law 7625 prevails.

(1151) North side of Rory Road, East of Winsome Avenue

On these lands, Section 64.16(14) of the City of North York Zoning By-law 7625 prevails.

(1152) 1030 Don Mills Road

On these lands, Section 64.37(20) of the City of North York Zoning By-law 7625 prevails.

Chapter 990 Zoning Maps

990.1 General

(1) Zoning Maps

The Zoning Maps of this By-law are located in 1 of 4 separately bound Zoning Map booklets.

(2) Zoning - North District

Zoning - North District Index Map

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Chapter 995 Overlay Maps

995.5 Height Overlay Map

995.5.1 General

- (1) Height Overlay Maps

The Height Overlay Maps of this By-law are located in a separately bound Height Overlay Map booklets.

- (2) Height Overlay Map

The applicable map sheets are shown on the index map located at the front of each map book.

995.15 Policy Area Overlay Map

995.15.1 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.

- (2) Policy Area Overlay Map

The applicable map sheets are shown on the index map located at the front of each map book.

995.20 Lot Coverage Overlay Map

995.20.1 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.

- (2) Lot Coverage Overlay Map

The applicable map sheets are shown on the index map located at the front of each map book.

995.25 Conservation Overlay Map

995.25.1 General

- (1) Conservation Overlay Map

The Conservation Overlay Maps of this By-law are located in a separately bound Conservation Overlay Map booklets.

Conservation Overlay Map

- (2)

The applicable map sheets are shown on the index map located at the front of each map book.

995.30 Rooming House Overlay Map

995.30.1 General

(1) Rooming House Overlay Maps

The Rooming House Overlay Maps of this By-law are located in a separately bound Height Overlay Map booklets.

(2) Rooming House Overlay Map

The applicable map sheets are shown on the index map located at the front of each map book.