# Table of Contents

## Volume 1

This would be the cover page

- **Chapter 1 Administration**
  - 1.5 General
    - 1.5.1 Title
    - 1.5.2 Purpose and Intent of this By-law
    - 1.5.3 Licenses, Permits and Other By-laws
    - 1.5.4 Defined Terms
    - 1.5.5 Zoning By-law Map
    - 1.5.6 Former General Zoning By-laws
    - 1.5.7 Lands Subject to this By-law
    - 1.5.8 Items that are part of this By-law
    - 1.5.9 Items that are not part of this By-law
    - 1.5.10 Severability of this By-law
  - 1.20 Interpretation
    - 1.20.1 By-law Structure
    - 1.20.2 How to Read this By-law - Text
    - 1.20.3 How to Read this By-law - Zoning By-law Map
    - 1.20.4 How to Read this By-law - Overlay Maps
  - 1.40 Zones and Zone Categories
    - 1.40.10 Residential Zone Category
    - 1.40.15 Residential Apartment Zone Category
    - 1.40.30 Commercial Zone Category
    - 1.40.40 Commercial Residential Zone Category
    - 1.40.50 Commercial Residential Employment Zone Category
    - 1.40.60 Employment Industrial Zone Category
    - 1.40.80 Institutional Zone Category
    - 1.40.90 Open Space Zone Category
    - 1.40.100 Utility and Transportation Zone Category

## Chapter 2 Compliance with this By-law

- 2.1 Matters to Comply
  - 2.1.1 General
  - 2.1.2 Variances
  - 2.1.3 Transition Clauses

## Chapter 5 Regulations applying to all Zones

- 5.10 General Regulations
  - 5.10.1 General
  - 5.10.20 Permitted Uses
  - 5.10.30 Lot Requirements
  - 5.10.40 Principal Building Requirements
  - 5.10.50 Yards
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.10.60 Ancillary Buildings and Structures</td>
<td>16</td>
</tr>
<tr>
<td>5.10.75 Energy Regulations</td>
<td>17</td>
</tr>
<tr>
<td>5.10.175 Fence</td>
<td>17</td>
</tr>
<tr>
<td>Chapter 10 Residential</td>
<td>18</td>
</tr>
<tr>
<td>10.5 Regulations Applying to the Residential Zone Category</td>
<td>18</td>
</tr>
<tr>
<td>10.5.1 General</td>
<td>18</td>
</tr>
<tr>
<td>10.5.20 Permitted Uses</td>
<td>18</td>
</tr>
<tr>
<td>10.5.30 Lot Requirements</td>
<td>19</td>
</tr>
<tr>
<td>10.5.40 Principal Building Requirements</td>
<td>20</td>
</tr>
<tr>
<td>10.5.50 Yards</td>
<td>27</td>
</tr>
<tr>
<td>10.5.60 Ancillary Buildings and Structures</td>
<td>28</td>
</tr>
<tr>
<td>10.5.75 Energy Regulations</td>
<td>32</td>
</tr>
<tr>
<td>10.5.80 Parking</td>
<td>33</td>
</tr>
<tr>
<td>10.5.100 Access to Lot</td>
<td>36</td>
</tr>
<tr>
<td>10.5.150 Waste</td>
<td>37</td>
</tr>
<tr>
<td>10.10 Residential Zone (R)</td>
<td>37</td>
</tr>
<tr>
<td>10.10.1 General</td>
<td>37</td>
</tr>
<tr>
<td>10.10.20 Permitted Uses</td>
<td>37</td>
</tr>
<tr>
<td>10.10.30 Lot Requirements</td>
<td>39</td>
</tr>
<tr>
<td>10.10.40 Principal Building Requirements</td>
<td>40</td>
</tr>
<tr>
<td>10.10.50 Yards</td>
<td>44</td>
</tr>
<tr>
<td>10.10.60 Ancillary Buildings and Structures</td>
<td>44</td>
</tr>
<tr>
<td>10.10.80 Parking</td>
<td>44</td>
</tr>
<tr>
<td>10.10.90 Loading</td>
<td>45</td>
</tr>
<tr>
<td>10.20 Residential Detached Zone (RD)</td>
<td>45</td>
</tr>
<tr>
<td>10.20.1 General</td>
<td>45</td>
</tr>
<tr>
<td>10.20.20 Permitted Uses</td>
<td>45</td>
</tr>
<tr>
<td>10.20.30 Lot Requirements</td>
<td>47</td>
</tr>
<tr>
<td>10.20.40 Principal Building Requirements</td>
<td>48</td>
</tr>
<tr>
<td>10.40 Residential Semi-Detached Zone (RS)</td>
<td>51</td>
</tr>
<tr>
<td>10.40.1 General</td>
<td>51</td>
</tr>
<tr>
<td>10.40.20 Permitted Uses</td>
<td>51</td>
</tr>
<tr>
<td>10.40.30 Lot Requirements</td>
<td>53</td>
</tr>
<tr>
<td>10.40.40 Principal Building Requirements</td>
<td>53</td>
</tr>
<tr>
<td>10.60 Residential Townhouse Zone (RT)</td>
<td>55</td>
</tr>
<tr>
<td>10.60.1 General</td>
<td>55</td>
</tr>
<tr>
<td>10.60.20 Permitted Uses</td>
<td>56</td>
</tr>
<tr>
<td>10.60.30 Lot Requirements</td>
<td>57</td>
</tr>
<tr>
<td>10.60.40 Principal Building Requirements</td>
<td>58</td>
</tr>
<tr>
<td>10.80 Residential Multiple Dwelling Zone (RM)</td>
<td>60</td>
</tr>
<tr>
<td>10.80.1 General</td>
<td>60</td>
</tr>
<tr>
<td>10.80.20 Permitted Uses</td>
<td>60</td>
</tr>
<tr>
<td>10.80.30 Lot Requirements</td>
<td>62</td>
</tr>
<tr>
<td>10.80.40 Principal Building Requirements</td>
<td>63</td>
</tr>
<tr>
<td>Chapter 15 Residential Apartment</td>
<td>66</td>
</tr>
<tr>
<td>15.5 Regulations applying to the Residential Apartment Zone Category</td>
<td>66</td>
</tr>
<tr>
<td>Section</td>
<td>Page</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>15.5.1 General</td>
<td>66</td>
</tr>
<tr>
<td>15.5.20 Permitted Uses</td>
<td>67</td>
</tr>
<tr>
<td>15.5.30 Lot Requirements</td>
<td>67</td>
</tr>
<tr>
<td>15.5.40 Principal Building Requirements</td>
<td>68</td>
</tr>
<tr>
<td>15.5.50 Yards</td>
<td>72</td>
</tr>
<tr>
<td>15.5.60 Ancillary Buildings and Structures</td>
<td>72</td>
</tr>
<tr>
<td>15.5.75 Energy Regulations</td>
<td>75</td>
</tr>
<tr>
<td>15.5.80 Parking</td>
<td>76</td>
</tr>
<tr>
<td>15.5.100 Access to Lot</td>
<td>77</td>
</tr>
<tr>
<td>15.5.150 Waste</td>
<td>77</td>
</tr>
<tr>
<td>15.10 Residential Apartment Zone (RA)</td>
<td>77</td>
</tr>
<tr>
<td>15.10.1 General</td>
<td>77</td>
</tr>
<tr>
<td>15.10.20 Permitted Uses</td>
<td>77</td>
</tr>
<tr>
<td>15.10.30 Lot Requirements</td>
<td>80</td>
</tr>
<tr>
<td>15.10.40 Principal Building Requirements</td>
<td>80</td>
</tr>
<tr>
<td>15.20 Residential Apartment Commercial (RAC)</td>
<td>82</td>
</tr>
<tr>
<td>15.20.1 General</td>
<td>82</td>
</tr>
<tr>
<td>15.20.20 Permitted Uses</td>
<td>82</td>
</tr>
<tr>
<td>15.20.30 Lot Requirements</td>
<td>85</td>
</tr>
<tr>
<td>15.20.40 Principal Building Requirements</td>
<td>86</td>
</tr>
<tr>
<td>Chapter 30 Commercial</td>
<td>87</td>
</tr>
<tr>
<td>30.5 Regulations applying to the Commercial Zone Category</td>
<td>87</td>
</tr>
<tr>
<td>30.5.1 General</td>
<td>87</td>
</tr>
<tr>
<td>30.5.20 Permitted Uses</td>
<td>88</td>
</tr>
<tr>
<td>30.5.40 Principal Building Requirements</td>
<td>88</td>
</tr>
<tr>
<td>30.5.75 Energy Regulations</td>
<td>90</td>
</tr>
<tr>
<td>30.5.80 Parking</td>
<td>91</td>
</tr>
<tr>
<td>30.20 Commercial Local Zone (CL)</td>
<td>91</td>
</tr>
<tr>
<td>30.20.1 General</td>
<td>91</td>
</tr>
<tr>
<td>30.20.20 Permitted Uses</td>
<td>91</td>
</tr>
<tr>
<td>30.20.30 Lot Requirements</td>
<td>93</td>
</tr>
<tr>
<td>30.20.40 Principal Building Requirements</td>
<td>94</td>
</tr>
<tr>
<td>30.20.50 Yards</td>
<td>98</td>
</tr>
<tr>
<td>30.20.80 Parking</td>
<td>99</td>
</tr>
<tr>
<td>30.20.90 Loading</td>
<td>99</td>
</tr>
<tr>
<td>30.20.100 Access to Lot</td>
<td>100</td>
</tr>
<tr>
<td>30.20.150 Waste</td>
<td>100</td>
</tr>
<tr>
<td>Chapter 40 Commercial Residential</td>
<td>100</td>
</tr>
<tr>
<td>40.5 Regulations applying to the Commercial Residential Zone Category</td>
<td>100</td>
</tr>
<tr>
<td>40.5.1 General</td>
<td>100</td>
</tr>
<tr>
<td>40.5.20 Permitted Uses</td>
<td>101</td>
</tr>
<tr>
<td>40.5.40 Principal Building Requirements</td>
<td>102</td>
</tr>
<tr>
<td>40.5.75 Energy Regulations</td>
<td>104</td>
</tr>
<tr>
<td>40.5.80 Parking</td>
<td>105</td>
</tr>
<tr>
<td>40.10 Commercial Residential Zone (CR)</td>
<td>105</td>
</tr>
<tr>
<td>40.10.1 General</td>
<td>105</td>
</tr>
<tr>
<td>Section</td>
<td>Title</td>
</tr>
<tr>
<td>---------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>40.10.20</td>
<td>Permitted Uses.</td>
</tr>
<tr>
<td>40.10.30</td>
<td>Lot Requirements</td>
</tr>
<tr>
<td>40.10.40</td>
<td>Principal Building Requirements</td>
</tr>
<tr>
<td>40.10.50</td>
<td>Yards</td>
</tr>
<tr>
<td>40.10.80</td>
<td>Parking</td>
</tr>
<tr>
<td>40.10.90</td>
<td>Loading</td>
</tr>
<tr>
<td>40.10.100</td>
<td>Access to Lot.</td>
</tr>
<tr>
<td>40.10.150</td>
<td>Waste</td>
</tr>
<tr>
<td>50.5</td>
<td>Regulations applying to the Commercial Residential Employment Zone Category</td>
</tr>
<tr>
<td>50.5.1</td>
<td>General</td>
</tr>
<tr>
<td>50.5.20</td>
<td>Permitted Uses.</td>
</tr>
<tr>
<td>50.5.40</td>
<td>Principal Building Requirements</td>
</tr>
<tr>
<td>50.5.50</td>
<td>Yards</td>
</tr>
<tr>
<td>50.5.80</td>
<td>Parking</td>
</tr>
<tr>
<td>50.10</td>
<td>Commercial Residential Employment Zone (CRE)</td>
</tr>
<tr>
<td>50.10.1</td>
<td>General</td>
</tr>
<tr>
<td>50.10.20</td>
<td>Permitted Uses.</td>
</tr>
<tr>
<td>50.10.40</td>
<td>Principal Building Requirements</td>
</tr>
<tr>
<td>50.10.50</td>
<td>Yards</td>
</tr>
<tr>
<td>50.10.80</td>
<td>Parking</td>
</tr>
<tr>
<td>50.10.90</td>
<td>Loading</td>
</tr>
<tr>
<td>50.10.100</td>
<td>Access to Lot.</td>
</tr>
<tr>
<td>50.10.150</td>
<td>Waste</td>
</tr>
<tr>
<td>60.5</td>
<td>Regulations applying to the Employment - Industrial Zone Category</td>
</tr>
<tr>
<td>60.5.1</td>
<td>General</td>
</tr>
<tr>
<td>60.5.20</td>
<td>Permitted Uses.</td>
</tr>
<tr>
<td>60.5.30</td>
<td>Lot Requirements</td>
</tr>
<tr>
<td>60.5.40</td>
<td>Principal Building Requirements</td>
</tr>
<tr>
<td>60.5.50</td>
<td>Yards</td>
</tr>
<tr>
<td>60.5.75</td>
<td>Energy Regulations</td>
</tr>
<tr>
<td>60.5.80</td>
<td>Parking</td>
</tr>
<tr>
<td>60.5.90</td>
<td>Loading</td>
</tr>
<tr>
<td>60.5.100</td>
<td>Access to Lot.</td>
</tr>
<tr>
<td>60.10</td>
<td>Employment Light Industrial Zone (EL)</td>
</tr>
<tr>
<td>60.10.1</td>
<td>General</td>
</tr>
<tr>
<td>60.10.20</td>
<td>Permitted Uses.</td>
</tr>
<tr>
<td>60.10.30</td>
<td>Lot Requirements</td>
</tr>
<tr>
<td>60.10.40</td>
<td>Principal Building Requirements</td>
</tr>
<tr>
<td>60.10.50</td>
<td>Yards</td>
</tr>
<tr>
<td>60.10.60</td>
<td>Ancillary Buildings and Structures</td>
</tr>
<tr>
<td>60.10.80</td>
<td>Parking</td>
</tr>
<tr>
<td>60.10.90</td>
<td>Loading</td>
</tr>
<tr>
<td>60.20</td>
<td>Employment Industrial Zone (E)</td>
</tr>
</tbody>
</table>
Chapter 80 Institutional

80.5 Regulations applying to the Institutional Zone Category

80.10 Institutional General Zone (I)

60.20.1 General ........................................................................................................... 158
60.20.20 Permitted Uses ........................................................................................... 158
60.20.30 Lot Requirements ....................................................................................... 161
60.20.40 Principal Building Requirements ............................................................... 162
60.20.50 Yards ........................................................................................................... 163
60.20.60 Ancillary Buildings and Structures ............................................................ 163
60.20.80 Parking ......................................................................................................... 163
60.20.90 Loading ....................................................................................................... 164

60.30 Employment Heavy Industrial Zone (EH) ......................................................... 164
60.30.1 General ........................................................................................................ 164
60.30.20 Permitted Uses .......................................................................................... 165
60.30.30 Lot Requirements ....................................................................................... 166
60.30.40 Principal Building Requirements ............................................................... 167
60.30.50 Yards ........................................................................................................... 168
60.30.60 Ancillary Buildings and Structures ............................................................ 168
60.30.90 Loading ....................................................................................................... 168

60.40 Employment Industrial Office Zone (EO) ......................................................... 168
60.40.1 General ........................................................................................................ 168
60.40.20 Permitted Uses .......................................................................................... 169
60.40.30 Lot Requirements ....................................................................................... 173
60.40.40 Principal Building Requirements ............................................................... 173
60.40.50 Yards ........................................................................................................... 175
60.40.60 Ancillary Buildings and Structures ............................................................ 175
60.40.80 Parking ......................................................................................................... 175
60.40.90 Loading ....................................................................................................... 175

Chapter 80 Institutional .............................................................................................. 176

80.5 Regulations applying to the Institutional Zone Category ........................................ 176
80.5.1 General ........................................................................................................ 176
80.5.20 Permitted Uses ........................................................................................... 176
80.5.30 Lot Requirements ....................................................................................... 177
80.5.40 Principal Building Requirements ............................................................... 178
80.5.50 Yards ........................................................................................................... 180
80.5.60 Ancillary Buildings and Structures ............................................................ 180
80.5.75 Energy Regulations .................................................................................... 180
80.5.80 Parking ......................................................................................................... 181
80.5.100 Access to Lot ............................................................................................ 182
80.5.150 Waste ......................................................................................................... 182

80.10 Institutional General Zone (I) .......................................................................... 182
80.10.1 General ........................................................................................................ 182
80.10.20 Permitted Uses .......................................................................................... 182
80.10.30 Lot Requirements ....................................................................................... 185
80.10.40 Principal Building Requirements ............................................................... 185
80.10.50 Yards ........................................................................................................... 187
80.10.80 Parking ......................................................................................................... 187
80.10.90 Loading ....................................................................................................... 187
80.10.150 Waste ....................................................................................................... 188
Volume 2

Chapter 900 Site Specific Exceptions ............................................................... 301
   900.1 General ............................................................................................. 301
      900.1.10 Interpretation ........................................................................... 301
   900.2 R - Zone .......................................................................................... 302
      900.2.1 General ...................................................................................... 302
      900.2.10 Exceptions for R Zone ............................................................. 302
   900.3 RD - Zone ......................................................................................... 417
      900.3.1 General ...................................................................................... 417
      900.3.10 Exceptions for RD Zone ......................................................... 417
   900.4 RS - Zone ......................................................................................... 770
      900.4.1 General ...................................................................................... 770
      900.4.10 Exceptions for RS Zone ......................................................... 770
   900.5 RT - Zone ......................................................................................... 871
      900.5.1 General ...................................................................................... 871
      900.5.10 Exceptions for RT Zone .......................................................... 871
   900.6 RM - Zone ......................................................................................... 941
      900.6.1 General ...................................................................................... 941
      900.6.10 Exceptions for RM Zone .......................................................... 941
   900.7 RA - Zone ......................................................................................... 1062
      900.7.1 General ...................................................................................... 1062
      900.7.10 Exceptions for RA Zone .......................................................... 1062

Volume 3

   900.10 CL - Zone ....................................................................................... 1238
      900.10.1 General .................................................................................... 1238
      900.10.10 Exceptions for CL Zone ....................................................... 1238
   900.11 CR - Zone ....................................................................................... 1267
      900.11.1 General .................................................................................... 1268
      900.11.10 Exceptions for CR Zone ....................................................... 1268
   900.12 CRE - Zone ..................................................................................... 1620
      900.12.1 General .................................................................................... 1620
      900.12.10 Exceptions for CRE Zone .................................................... 1620
   900.20 E - Zone ......................................................................................... 1628
      900.20.1 General .................................................................................... 1628
      900.20.10 Exceptions for E Zone .......................................................... 1628
   900.21 EL - Zone ....................................................................................... 1651
      900.21.1 General .................................................................................... 1651
      900.21.10 Exceptions for EL Zone ....................................................... 1651
   900.22 EH - Zone ....................................................................................... 1656
      900.22.1 General .................................................................................... 1656
      900.22.10 Exceptions for EH Zone ....................................................... 1656
   900.23 EC - Zone ....................................................................................... 1662
900.24 EO - Zone......................................................1662
  900.24.1 General..................................................1662
  900.24.10 Exceptions for EO Zone........................1662
900.30 I - Zone.....................................................1666
  900.30.1 General..................................................1666
  900.30.10 Exceptions for I Zone...........................1666
900.31 IH - Zone...................................................1687
  900.31.1 General..................................................1687
  900.31.10 Exceptions for IH Zone..........................1687
900.32 IE - Zone...................................................1691
  900.32.1 General..................................................1691
  900.32.10 Exceptions for IE Zone..........................1691
900.33 IS - Zone...................................................1692
  900.33.1 General..................................................1692
900.34 IPW - Zone................................................1692
  900.34.1 General..................................................1692
  900.34.10 Exceptions for IPW Zone.......................1692
900.40 O - Zone....................................................1713
  900.40.1 General..................................................1713
  900.40.10 Exceptions for O Zone...........................1713
900.41 ON - Zone..................................................1717
  900.41.1 General..................................................1717
  900.41.10 Exceptions for ON Zone.........................1717
900.42 OR - Zone..................................................1720
  900.42.1 General..................................................1720
  900.42.10 Exceptions for OR Zone.........................1720
900.43 OG - Zone..................................................1727
  900.43.1 General..................................................1727
  900.43.10 Exceptions for OG Zone........................1727
900.44 OE - Zone..................................................1728
900.45 OC - Zone..................................................1728
  900.45.1 General..................................................1728
  900.45.10 Exceptions for OC Zone........................1728
900.50 UT - Zone..................................................1729
  900.50.1 General..................................................1729
  900.50.10 Exceptions for UT Zone.........................1729
Chapter 970 Appendices..............................................1733
  970.1 General....................................................1733
Chapter 990 Zoning By-law Map.................................1733
  990.1 General....................................................1733
Chapter 995 Overlay Maps........................................1733
  995.10 Policy Area Overlay Map............................1733
    995.10.1 General...............................................1733
  995.20 Height Overlay Map...................................1733
    995.20.1 General...............................................1733
  995.30 Lot Coverage Overlay Map...........................1733
xii
995.30.1 General ............................................................................................................................ 1733
995.40 Rooming House Overlay Map ............................................................................................ 1733
995.40.1 General ............................................................................................................................ 1733
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

(4) Exception CL 4
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
   Site Specific Provisions: (None Apply)
   Prevailing By-laws and Prevailing Sections:
      (A) Section 64.24(3) of the former City of North York Zoning By-law 7625.

(6) Exception CL 6
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
   Site Specific Provisions: (None Apply)
   Prevailing By-laws and Prevailing Sections:
      (A) Former City of North York by-law 30114.
      (B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(7) Exception CL 7
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
   Site Specific Provisions:
      (A) Despite regulations to the contrary, the only uses permitted is a custom dress making shop;
      (B) the maximum gross floor area must not be more than 420 square metres;
      (C) a minimum of 7 parking space must be provided of which 2 may be tandem parking spaces.
      (D) no parking space may be located in the front yard;
      (E) the minimum building setbacks are:
         (i) 6.0 metres from the front lot line;
         (ii) 1.8 metres from the northerly side lot line;
         (iii) 4.5 metres from the southerly side lot line; and
         (iv) 7.5 metres from the rear lot line; and
      (F) an ancillary building used for a parking space may only be located in the rear yard.
   Prevailing By-laws and Prevailing Sections: (None Apply)

(9) Exception CL 9
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
   Site Specific Provisions: (None Apply)
   Prevailing By-laws and Prevailing Sections:
      (A) former City of North York by-law 31619.

(10) Exception CL 10
    The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

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

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

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

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

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

(12) Exception CL 12
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

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

(13) Exception CL 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

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

(15) Exception CL 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

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

(16) Exception CL 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

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

(17) Exception CL 17
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

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

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

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

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

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

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

Prevailing By-laws and Prevailing Sections:

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

(19) Exception CL 19
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(21) Exception CL 21
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(22) Exception CL 22
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(23) Exception CL 23
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

(25) Exception CL 25
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

(26) Exception CL 26
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

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

(27) Exception CL 27
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

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

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

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

(28) **Exception CL 28**

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

Site Specific Provisions:

(A) despite land use permissions for this zone:

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

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

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

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

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

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

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

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

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

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

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

(30) **Exception CL 30**

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

Site Specific Provisions:

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

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

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

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

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

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

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

(D) the only uses permitted are:

(i) **Personal service shop**;

(ii) **Offices other than medical offices**;

(iii) **Convenience Food Store including the sale of milk, fruits, vegetables, meat and confectionery items, Sale of foods and soft drinks for consumption off the premises** if the store does not have a gross floor are larger than 185 square metres;

(iv) **financial institutions**;

(v) **eating establishment**;

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

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

(31) Exception CL 31
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

(36) Exception CL 36
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

(ii) any other street is 3.0 metres; and

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

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

(41) Exception CL 41
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

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

(42) Exception CL 42
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

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

(47) Exception CL 47
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area must not exceed 0.4 times the area of the lot; and
(B) the minimum building setback from a lot line abutting a street is 3.0 metres.

Prevailing By-laws and Prevailing Sections:
(A) Exception number 12 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 15907.

(50) Exception CL 50
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts a street is
   (i) the greater of 16.5 metres from the centre line of Birchmount Road, or 3.0 metres from a lot line abutting Birchmount Road; and
   (ii) any other street is 3.0 metres; and
(B) the maximum gross floor area of all buildings must not exceed 33% of the area of the lot; and
(C) a minimum 1.5 metre wide strip of land along the entire portion of a lot line that abuts a lot in a residential zone category must be used only for soft landscaping.

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

(51) Exception CL 51
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite land use permissions for this zone, place of worship is a permitted use provided it complies with the specific use regulations in Section 150.50;
(B) the maximum permitted gross floor area, not including the area of any basements, is 0.33 times the area of the lot;
(C) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(D) the minimum building setback from a side lot line or rear lot line that abuts a lot in an RD zone is 7.5 metres.

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

(57) Exception CL 57
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum gross floor area of all buildings excluding the basement area is 0.33 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(C) the minimum building setback from a rear lot line is 7.5 metres.

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

(59) Exception CL 59
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum permitted gross floor area, excluding the gross floor area of basements is 0.33 times the area of the lot; and
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from a lot line abutting Pharmacy Avenue; and
(ii) 3.0 metres from a lot line abutting any other street.

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

(60) Exception CL 60

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

Site Specific Provisions:

(A) the maximum permitted gross floor area cannot exceed 0.4 times the area of the lot;
(B) the maximum combined gross floor area of all recreation use, personal service shop, and retail store uses must not exceed the total gross floor area of all office uses, not including financial institution use;
(C) the minimum building setback from a lot line that abuts a street is the greater of:
   (i) 21.0 metres from the existing centre line of Sheppard Avenue, or 3.0 metres from a lot line abutting Sheppard Avenue; and
   (ii) 3.0 metres from the a line abutting any other street; and
(D) a minimum of 3.0 parking spaces per 100.0 square metres of gross floor area for the following uses are required: financial institution, day nursery, office, personal service shop and retail.

Prevailing By-laws and Prevailing Sections:

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

(63) Exception CL 63

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

Site Specific Provisions:

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

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

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

(65) Exception CL 65

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

Site Specific Provisions:

(A) The maximum permitted gross floor area, excluding internal walkways and storage for occupants is 0.33 times the area of the lot;
(B) The maximum permitted gross floor area for an eating establishment, excluding ancillary storage is 185.0 square metres;
(C) the minimum building setback form a lot line abutting a street is 3.0 metres; and
(D) 10.0 parking spaces must be provided for each 100.0 square metres for eating establishment use.

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

(67) Exception CL 67
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

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

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

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

Prevailing By-laws and Prevailing Sections:

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

(68) Exception CL 68
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area of the main floor is 0.3 times the area of the lot;

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

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

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

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

Prevailing By-laws and Prevailing Sections:

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

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

(69) Exception CL 69
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

(D) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) the minimum **building setback** is from a **side lot line** is 3.0 metres; and
(F) the minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(71) Exception CL 71
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

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

(72) Exception CL 72
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

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

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

(73) Exception CL 73
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

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

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

(78) Exception CL 78
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **building setback** from a **side lot line** is:
(i) 2.4 metres if the side lot line abuts a street; and
(ii) 0.45 metres in all other cases; and

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

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

(79) Exception CL 79

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

Site Specific Provisions:

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

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

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

(i) 2.4 metres if the side lot line abuts a street; and
(ii) 0.45 metres in all other cases; and

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

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

(80) Exception CL 80

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

Site Specific Provisions:

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

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

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

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

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

(83) Exception CL 83

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

Site Specific Provisions:

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

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

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

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

(85) Exception CL 85

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

Site Specific Provisions:

(A) The maximum permitted gross floor area, not including the area used for interior walkways, must not exceed 0.33 times the area of the lot;
(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

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

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

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

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

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

**Exception CL 86**

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

**Site Specific Provisions:**

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

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

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

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

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

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

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

**Exception CL 87**

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

**Site Specific Provisions:**

(A) Despite Article 30.20.20, a **place of worship** is a permitted use;

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

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

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

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

**Exception CL 88**

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

**Site Specific Provisions:**

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

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

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

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

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

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

(A) Exception number 6 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 12466.
(89) Exception CL 89
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 30.20.20, the only permitted uses are, vehicle fuel station and vehicle service shop;
(B) the maximum permitted gross floor area, not including the area used for interior walkways, must not exceed 0.33 times the area of the lot;
(C) the minimum building setback from a lot line that abuts a street is the greater of:
   (i) 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from the lot line abutting Pharmacy Avenue;
   (ii) 3.0 metres from a lot line abutting Corinthian Boulevard or Brantford Drive; and
(D) the minimum building setback from a lot line abutting a residential detached (RD) zone or a residential semi-detached (RS) zone is 7.5 metres.

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

(90) Exception CL 90
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 30.20.20, the only permitted uses are, vehicle fuel station and vehicle service shop;
(B) the maximum permitted gross floor area, not including the area used for interior walkways, must not exceed 0.33 times the area of the lot; and
(C) the minimum building setback from a lot line that abuts a street is the greater of:
   (i) 16.5 metres from the centre line of Pharmacy Avenue, or 3.0 metres from the lot line abutting Pharmacy Avenue; and
   (ii) 3.0 metres from a lot line abutting Glendower Circuit.

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

(93) Exception CL 93
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 30.20.20, the following uses are not permitted: pool and billiard hall halls and eating establishments;
(B) the maximum permitted gross floor area, not including the area used for interior walkways, must not exceed 0.33 times the area of the lot;
(C) the minimum building setback from a lot line that abuts a street is the greater of:
   (i) 16.5 metres from the centre line of Pharmacy Avenue, or 3.0 metres from the lot line abutting Pharmacy Avenue; and
   (ii) 3 metres from a lot line abutting Huntingdale Blvd.;
(D) the minimum building setback from a side yard and rear yard lot line is 7.5 metres and must only be used for the purpose of access or landscaping; and
(E) despite table 200.5.10.10, a minimum of 3 parking spaces are required for each 100.0 square metres of gross floor area used for education use.

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

(94) Exception CL 94
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum permitted gross floor area, not including the area used for interior walkways, must not exceed 0.33 of the total area of the lot;
(B) the minimum building setback from a lot line abutting a street is 3 metres; and
(C) the minimum building setback from a side yard and rear yard lot line is 7.5 metres and must only be used for the purpose of access or landscaping.

Prevailing By-laws and Prevailing Sections:

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

(95) Exception CL 95
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 30.20.20, the following uses are not permitted: vehicle dealership, vehicle service shop and eating establishment;
(B) the maximum permitted gross floor area, not including the area used for interior walkways, must not exceed 0.33 times the area of the lot;
(C) the minimum building setback from a side yard and rear yard lot line is 7.5 metres and must only be used for the purpose of access or landscaping;
(D) the minimum building setback from a lot line that abuts a street is the greater of:
   (i) 21.0 metres from the original centre line of Kennedy Road, or
   (ii) 3.0 metres from the lot line abutting Kennedy Road;
(E) the minimum building setback from a lot line abutting Dancey Avenue is 3 metres; and
(F) a minimum of 3 parking spaces for each 100.0 square metres of gross floor area for all permitted uses must be provided;

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

(96) Exception CL 96
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 30.20.20, vehicle fuel station and vehicle service shop are not permitted uses;
(B) the maximum permitted gross floor area is 0.4 times the area of the lot;
(C) despite (B) above, the maximum permitted gross floor area for office uses is 1.0 times the area of the; and
(D) the minimum building setback from a lot line that abuts a street is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

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

(98) Exception CL 98
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area is 0.33 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the original centre line of Ellesmere Road, or 3.0 metres from a lot line abutting Ellesmere Road; and
   (ii) the greater of 16.5 metres from the centre line of original Kingston Road, or 3.0 metres from a lot line abutting Kingston Road; and
(C) provisions (A) and (B) above do not apply to a building which lawfully existed on the date of
enactment of this By-law, and which is located on that part of Lot 5, Concession I, being the lands at the north-west corner of Meadowvale Road and Kingston Road.

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

(99) Exception CL 99
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

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

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

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

(101) Exception CL 101
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

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

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

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

(102) Exception CL 102
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

Prevailing By-laws and Prevailing Sections:

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

(103) Exception CL 103
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

(i) the greater of 21.0 metres from the original centre line of Sheppard Avenue East, or 3.0 metres from a lot line abutting Sheppard Avenue East;
(ii) 3.0 metres from a lot line abutting any street other than Sheppard Avenue East;
(iii) 7.5 metres from the rear lot line; and

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

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

(104) Exception CL 104
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The minimum set back of any structure or building is:
   (i) the greater of 21.0 metres from the original centre line of Sheppard Avenue East, or 3.0 metres from a lot line abutting Sheppard Avenue East;
   (ii) 3.0 metres from a lot line abutting any street other than Sheppard Avenue East;
   (iii) 6.0 metres from the rear lot line; and

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

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

(106) Exception CL 106
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) despite land use permissions for this zone, only the following uses are permitted: retail store, personal service shop, financial institution, and office;
(B) the maximum gross floor area for a retail store that sells food must not exceed 465 meters square;
(C) the maximum gross floor area of all buildings is 0.33 times the area of the lot;
(D) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Pharmacy Avenue and 3.0 metres from a lot line abutting Pharmacy Avenue; and
   (ii) 3.0 metres from a lot line abutting any other street;

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

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

(109) Exception CL 109
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) despite the land use permissions for this zone, only the following uses are permitted: office, personal service shop, and retail store;
(B) the maximum gross floor area of all buildings is 0.35 times the area of the lot;
(C) the maximum gross floor area of all office uses cannot exceed 0.175 times the area of the lot;
(D) the maximum gross floor area of all personal service shop uses cannot exceed 0.175 times the area of the lot;
(E) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Birchmount Road or 3.0 metres from a lot line abutting Birchmount Road; and
   (ii) 3.0 metres from a lot line abutting any other street;

(F) the minimum building setback from a lot line abutting as RD Zone is 4.0 metres; and
(G) any lot line abutting a Residential Detached (RD) zone must have a minimum 2.4 metre wide strip
of landscaping along the entire length of the lot line immediately abutting all RD zones.

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

(111) Exception CL 111
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Military Trail, or 3.0 metres from a lot line abutting Military Trail; and
   (ii) the greater of 21.0 metres from the original centre line of Ellesmere Road, or 3.0 metres from a lot line abutting Ellesmere Road; and
(C) the minimum building setback from a lot line abutting an RD zone is 7.5 metres.

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

(112) Exception CL 112
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts Bellamy Road is the greater of 3.0 metres or 16.5 metres from the original centreline of Bellamy Road;
(B) the minimum building setback from a lot line that abuts a street other than Bellamy Road is 3.0 metres;
(C) the minimum building setback from a rear lot line is 7.5 metres; and
(D) The gross floor area of all buildings must not exceed 33% of the area of the lot.

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

(121) Exception CL 121
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts as street is
   (i) 18.0 metres measured from the centre line of the original road allowance, if the lot line abuts Victoria Park Avenue; and
   (ii) 3.0 metres in all other cases; and
(B) the minimum building setback from a rear lot line is 7.5 metres.

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

(123) Exception CL 123
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, the only permitted uses are: vehicle fuel station, vehicle service station, financial institution, day nursery, place of worship, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;
(B) the maximum gross floor area of each retail store or personal service shop is 450 square metres;
(C) the maximum gross floor area of all eating establishment and take-out eating establishment uses is 325 square metres.
(D) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) **Parking spaces** must be provided at the minimum rate of:

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

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

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

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

(124) **Exception CL 124**

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

Site Specific Provisions:

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

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

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

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

(125) **Exception CL 125**

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

Site Specific Provisions:

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

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

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

(126) **Exception CL 126**

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

Site Specific Provisions:

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

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

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

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

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

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

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

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

(127) **Exception CL 127**

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

Site Specific Provisions:

(A) despite land use permissions for this zone, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, and **take-out eating establishment**;
(B) office is a permitted use provided the maximum interior floor area does not exceed 140 square metres; and

(C) The minimum set back of any structure or building is:
   (i) 3.0 metres from a lot line that abuts street; and
   (ii) 7.5 metres from a lot line that does not abut a street.

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

(128) Exception CL 128
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) the gross floor area of all buildings, minus the gross floor area of mezzanine storage areas, must not exceed 33% of the lot area;

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

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

Prevailing By-laws and Prevailing Sections:
(A) exception numbers 16 and 23 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9350 prevail.

(129) Exception CL 129
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

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

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

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

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

Prevailing By-laws and Prevailing Sections:
(A) exception numbers 16 and 23 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9350 prevail.

(130) Exception CL 130
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

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

(B) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road; and
(ii) 3.0 metres from a lot line abutting any street other than Kennedy Road;

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

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

(F) parking spaces must be provided at a minimum rate of:
   (i) 10 parking spaces per 100 square metres of gross floor area for an eating establishment use;
   (ii) 5 parking spaces per 100 square metres of gross floor area for a recreation use;
   (iii) 3 parking spaces per 100 square metres of gross floor area for an education and training facility use;
   (iv) 1.5 parking spaces per 100 square metres of gross floor area for a day nursery use; and
   (v) 3.22 parking spaces per 100 square metres of gross floor area for all other uses;

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

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

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

(133) Exception CL 133
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a front lot line that abuts:
   (i) Birchmount Road, is the greater of: 3.0 metres from the lot line; or 16.5 metres, measured from the original centre line of the street; and
   (ii) any other street is 3.0 metres; and

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

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

(134) Exception CL 134
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

(B) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(C) the minimum building setback is:
   (i) 3.0 metres from a side lot line and rear lot line; and
   (ii) 3.0 metres from a lot line that abuts a street; and

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

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

(136) Exception CL 136
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is the greater of:
(i) 40% of the lot area; or
(ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

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

(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Brimley Road, or 3.0 metres from a lot line abutting Brimley Road; and
   (ii) 3.0 metres from a lot line abutting any other street; and

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

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

(140) Exception CL 140
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) despite land use provisions for this zone, the easterly 7.5 metres of the lot can only be used for access, landscaping, and a decorative wall;
   (B) the gross floor area of all buildings, minus the gross floor area of mezzanine storage areas, must not exceed 33% of the lot area;
   (C) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and:
      (i) 16.5 metres, measured from the original centreline of the street, if the lot line abuts Huntingwood Drive;
      (ii) 21.0 metres, measured from the original centreline of the street, if the lot line abuts Warden Avenue; and
   (D) the minimum building setback from a rear lot line that abuts a lot in an RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:
   (A) exception number 23 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9350 .

(141) Exception CL 141
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) the gross floor area of all buildings must not exceed 33% of the lot area;
   (B) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and 16.5 metres, measured from the original centreline of the street, if the lot line abuts Huntingwood Drive and Birchmount Road;
   (C) the minimum building setback from a rear lot line and side lot line is 7.5 metres; and
   (D) the required rear yard and side yard must be used for no other purpose than landscaping.

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

(142) Exception CL 142
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) the gross floor area of all buildings must not exceed 33% of the lot area;
   (B) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and:
      (i) 21.0 metres, measured from the original centreline of the street, if the lot line abuts Kennedy Road; and
      (ii) 3.0 metres from a lot line that abuts any other street; and
   (C) the minimum building setback from a rear lot line is 7.5 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(143) Exception CL 143
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and 16.5 metres, measured from the original centreline of the street, if the lot line abuts Bonis Avenue, or Birchmount Road; and
(B) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections:
(A) exception number 23 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9350.

(144) Exception CL 144
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite land use permissions for this zone, Blocks "A" and "B" of Registered Plan 5934 and adjacent land being bounded by Blocks "A" and "B", can only be used for the erection and/or operation of a vehicle fuel station, vehicle service shop, and eating establishment;
(B) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres, and 21.0 metres measured from the original centreline of the street, if the lot line abuts Sheppard Avenue; and
(C) a minimum 1.5 metre wide buffer strip must be provided along a lot line that abuts a lot in a RD zone and it must be used for landscaping purposes only.

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

(146) Exception CL 146
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres, and 21.0 metres measured from the original centreline of the street, if the lot line abuts Sheppard Avenue;
(B) the minimum building setback from a rear lot line and side lot line is 7.5 metres;
(C) below grade structures must be set back from a lot line a distance equal to the distance between the elevation of the lowest point of the structure and the elevation of the ground at the lot line that abuts a street, but no less than 3.0 metres.

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

(148) Exception CL 148
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and:
   (i) 16.5 metres, measured from the centreline of the street, if the lot line abuts Birchmount Road;
   (ii) 21.0 metres, measured from the original centreline of the street, if the lot line abuts Sheppard Avenue; and
(B) all parking spaces on the lot must be accessed by a driveway and drive aisle having a minimum width of 6.0 metres.

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

(149) Exception CL 149
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

(156) Exception CL 156
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

(C) the minimum building setback from a lot line that abuts a street is the greater of 21.0 metres from the original centre line of Morningside Avenue or 3.0 metres from a lot line abutting Morningside Avenue; and

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

Prevailing By-laws and Prevailing Sections:

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

(157) Exception CL 157
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

Prevailing By-laws and Prevailing Sections:

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

(164) Exception CL 164
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum setback of any structure or building is:

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

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

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

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

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

(i) 4 storeys; or

(ii) 13 metres.

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

(165) Exception CL 165
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

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

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

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

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

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

(166) Exception CL 166

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

Site Specific Provisions:

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

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

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

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

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

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

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

(i) 4 storeys; or

(ii) 13.0 metres.

Prevailing By-laws and Prevailing Sections:

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

(170) Exception CL 170

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

Site Specific Provisions:

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

(i) 20% of the lot area; or

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

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

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

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

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

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

(171) Exception CL 171

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

Site Specific Provisions:

(A) the maximum permitted gross floor area is the greater of:
   (i) 33% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Midland Avenue and, or 3.0 metres from a lot line abutting Midland Avenue; and
   (ii) 3.0 metres from a lot line abutting any other street and

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

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

(172) Exception CL 172

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

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts Danforth Road is the greater of:
   (i) 3.0 metres; or
   (ii) 16.5 metres from the original centreline of Danforth Road; and

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

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

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

(173) Exception CL 173

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

Site Specific Provisions:

(A) the maximum permitted gross floor area is the greater of:
   (i) 33% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Danforth Road, or 3.0 metres from a lot line abutting Danforth Road; and
   (ii) 3.0 metres from a lot line abutting any other street; and

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

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

(174) Exception CL 174

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

Site Specific Provisions:

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

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

(C) the maximum lot coverage is 70%.

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

(176) Exception CL 176

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

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

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

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

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

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

(179) **Exception CL 179**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(180) **Exception CL 180**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(181) **Exception CL 181**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(182) **Exception CL 182**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(185) **Exception CL 185**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(186) **Exception CL 186**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(187) **Exception CL 187**

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

1262
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-laws 12659 and 13583 as amended.

(188) Exception CL 188
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-law 1992-132 as amended.

(189) Exception CL 189
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-law 1989-26 as amended.

(190) Exception CL 190
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-law 15266 as amended.

(191) Exception CL 191
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-law 13173, as amended; and
   (B) City of Toronto by-law 560-2000, as amended.

(192) Exception CL 192
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-laws 2942 and 3427 as amended.

(193) Exception CL 193
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-laws 1024, 1025 and 1972 as amended.

(194) Exception CL 194
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-laws 570 and 14368 as amended.
(196) Exception CL 196
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) former City of Etobicoke by-law 13207, as amended; and
(B) City of Toronto by-law 121-2003, as amended.

(197) Exception CL 197
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(199) Exception CL 199
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) former City of Etobicoke by-laws 14068 and 1989-90 as amended.

(201) Exception CL 201
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 408 Dixon Road, former City of Etobicoke by-laws 985, 10754, 1996-8 and 11851.

(203) Exception CL 203
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) former City of Etobicoke by-laws 1981-208 and 3473 as amended.

(204) Exception CL 204
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 12299 as amended.

(206) Exception CL 206
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) former City of Etobicoke by-law 13172 as amended.

(207) Exception CL 207
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-laws 12660 and 1994-98 as amended.

(251) Exception CL 251
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-laws 3289, 3291 and 1981-221 as amended.

(252) Exception CL 252
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) former City of Etobicoke by-laws 8911 and 15089 as amended.

(261) Exception CL 261
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 16(254) of the former City of York Zoning By-law 1-83.

(263) Exception CL 263
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) Despite Article 30.20.20, the following uses are not permitted: vehicle fuel station and vehicle repair shop;
   (B) the maximum gross floor area of all buildings, excluding any basements is 0.4 times the area of the lot;
   (C) the minimum building setback from a lot line that abuts a street is:
      (i) the greater of 21.0 metres from the original centre line of Ellesmere Road or 3.0 metres from a lot line abutting Ellesmere Road; and
      (ii) the greater of 16.5 metres from the original centre line of Brimley Road or 3.0 metres from a lot line abutting Brimley Road;
   (D) the minimum building setback from a rear lot line is 1.2 metres; and
   (E) The maximum permitted building height is 9.0 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(266) Exception CL 266
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) The maximum permitted height is 161.54 metres above sea level.
Prevailing By-laws and Prevailing Sections:
   (A) former City of North York by-law 31574; and
   (B) On 905, 907 Don Mills Road, Section 64.23(9) of the former City of North York Zoning By-law 7625.

(267) Exception CL 267
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

(C) the minimum building setback from a lot line that abuts a street is:
   (i) 21.0 metres from the centre line of Finch Avenue East; and
   (ii) 16.5 metres from the centre line of Sandhurst Circle; and

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

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

(268) Exception CL 268

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

Site Specific Provisions:

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

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

(C) the minimum building setback from a lot line that abuts a street is:
   (i) 16.5 metres from the centre line of Brimley Road or 3.0 metres from a lot line abutting Brimley Road; and
   (ii) 3.0 metres from a lot line abutting any other street; and

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

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

(270) Exception CL 270

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

Site Specific Provisions:

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

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

(C) the minimum building setback from a lot line that abuts a street is:
   (i) 16.5 metres from the centre line of Midland Avenue or 3.0 metres from a lot line abutting Midland Avenue; and
   (ii) 3.0 metres from a lot line abutting any other street

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

(271) Exception CL 271

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

Site Specific Provisions:

(A) Despite 30.5.1.10 (2), the maximum permitted floor space index of all land uses on the lot, including all non-residential uses, may be 0.7 provided:
   (i) a minimum of 30% of the area of the lot is used for landscaping.

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

(272) Exception CL 272

1266
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(i) the greater of 21.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a lot line abutting Victoria Park Avenue;
(ii) 3.0 metres from a lot line abutting any street other than Victoria Park Avenue;
(iii) 7.5 metres from the rear lot line; and

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

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

(273) Exception CL 273
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

(i) 2.4 metres from a side lot line that abuts a street; and
(ii) 0.3 metres; in all other cases; and

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

(C) the maximum building height is 9.0 metres; and

(D) the maximum lot coverage is 60%.

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

(274) Exception CL 274
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

(i) 3.0 metres from an abutting front lot line or rear lot line; and
(ii) 1.5 metres from an abutting side lot line.

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

(275) Exception CL 275
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

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

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

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

900.11 CR - Zone
900.11.1 General

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

900.11.10 Exceptions for CR Zone

(1) Exception CR 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(126), former City of North York Zoning By-law 7625.
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(2) Exception CR 2
Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
(A) if a building with 12 dwelling units or less, is located on a lot with a lot frontage of 12.5 metres or less, then parking spaces must be provided:
   i) for the dwelling units at a minimum rate of 1 for each 3.0 metres of lot frontage; and
   ii) at the minimum rate required by Chapter 200 for all other uses on the lot, if the gross floor area of those non-dwelling unit uses is more than 1.0 times the lot area; and
(B) if a building has more than 12 dwelling units or 12 bed sitting rooms or is located on a lot that has a lot frontage greater than 12.5 metres, then parking spaces must be provided at a minimum rate of:
   i) 1.0 for each 6 bed-sitting rooms;
   ii) 0.5 for each bachelor and one-bedroom dwelling unit;
   iii) 0.75 for each dwelling unit with two or more bedrooms; and
   iii) 0.06 for each dwelling unit and used only for visitor parking. [TO: 438-86; 4(3)]

(3) Exception CR 3
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) in addition to the uses permitted in the zone, the lands may be used for the purpose of a miniature golf course, if all other provisions of this By-law are complied with.
Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(4) Exception CR 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) in addition to the uses permitted in the zone, the lands described as Lot 1, according to Registered Plan 2988, may also be used for vehicle fuel station and vehicle service shop station and ancillary uses including the sale of automobile accessories, supplies and parts if the lot has a minimum width of 9.06 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(5) Exception CR 5
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(83), former City of North York Zoning By-law 7625.
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(6) **Exception CR 6**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, a **vehicle repair shop** is permitted;
(B) despite regulations to the contrary, for a **building** 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** must be provided and the may be located on an adjacent **lot**;
and
(D) **loading space** requirements do not apply.

Prevailing By-laws and Prevailing Sections:
Section 64.23(70) of the former City of North York Zoning By-law 7625

(7) **Exception CR 7**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(8) **Exception CR 8**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(9) **Exception CR 9**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

(10) **Exception CR 10**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

(11) **Exception CR 11**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

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

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

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

(13) **Exception CR 13**

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

**Site Specific Provisions:**

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

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

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

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

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

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

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

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

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

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

(14) **Exception CR 14**

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

**Site Specific Provisions:**

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

(i) the minimum **building setback** from a **lot line** that abuts Bathurst 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 **structures** must be setback from a **lot line** a distance equal to the distance between the lowest floor level and the elevation of grade at the **front lot line**, but in no case is that below grade setback to be greater than the above grade setback for the **building**, and

(B) the **angular plane** requirements of 40.10.40.70(3)(D) do not apply; and

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

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

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

(15) **Exception CR 15**

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

**Site Specific Provisions:**

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

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

(ii) the maximum **gross floor area** used for offices, **retail stores, personal service shops** and
service shop must not be more than 920 square metres;
(iii) the maximum lot coverage is 65%;
(iv) the Minimum building setback from a lot line is:
   (a) zero metres from the front lot line;
   (b) 9.9 metres from the rear lot line,
   (c) 2.6 metres from the easterly side lot line; and
   (d) 1.8 metres from the westerly side lot line; and
(v) the maximum building height is the lesser of 6 storeys and 20 metres.

Prevailing By-laws and Prevailing Sections:
(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(16) Exception CR 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum gross floor area is 11,857 square metres;
(B) the maximum gross floor area used for retail stores, personal service shops and service shops must not be more than 1145 square metres;
(C) the maximum gross floor area used for a community centre is 232 square metres;
(D) the maximum number of dwelling units is 101;
(E) The minimum building setbacks are:
   (i) 0.2 metres from the lot line abutting Bathurst 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 must be provided at a minimum rate of 1.164 for each 100 square metres of gross floor area.
(G) the maximum building height is the lesser of 23 metres and 7 storeys; and
(H) the maximum lot coverage is 55%.

Prevailing By-laws and Prevailing Sections:
(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(17) Exception CR 17
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) in addition to the uses permitted in the zone, a dwelling unit in a detached house is also permitted if:
   (i) there is a maximum of two detached houses;
   (ii) the minimum lot area for each building is 527 square metres;
   (iii) the minimum lot frontage is 12.1 metres;
   (iv) the minimum building setback from a lot line for a detached house is:
      (a) 6.1 metres from the front lot line;
      (b) 1.2 metres from a side lot line; and
      (c) 7.5 metres from a rear lot line; and
(B) for the Commercial/Apartment building the following applies:
(i) the minimum building setback from a lot line is:
   (a) 2.7 metres from a lot line that abuts Glencairn Avenue;
   (b) 16.15 metres from the westerly lot line;
   (c) 18.0 metres from the lot line opposite the lot line along Glencairn Avenue; and
   (d) zero metres from all other lot line; and

(ii) The maximum gross floor area is 6277.2 square metres, of which;
   (a) a maximum of 4945 square metres may be used for residential uses; and
   (b) a maximum of 167.2 square metres may be used for ancillary residential uses; and

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

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

Prevailing By-laws and Prevailing Sections:
   (A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(18) Exception CR 18
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
   Site Specific Provisions: (None Apply)
   Prevailing By-laws and Prevailing Sections:
      (A) Section 64.23(96) of North York Zoning By-law 7625.
      (B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(20) Exception CR 20
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
   Site Specific Provisions: (None Apply)
   Prevailing By-laws and Prevailing Sections:
      (A) former City of North York by-law 1129.
      (B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(21) Exception CR 21
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
   Site Specific Provisions:
      (A) the maximum permitted gross floor area is 0.4 times the area of the lot;
      (B) the minimum building setback from a lot line that abuts a street is:
          (i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road; and
          (ii) 3.0 metres from a lot line abutting any other street; and
      (C) the minimum building setback from the rear lot line is 7.5 metres.
   Prevailing By-laws and Prevailing Sections:
      (A) Exception number 25 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10010.

(22) Exception CR 22
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
   Site Specific Provisions:
      (A) in addition to the uses permitted in the zone, a truck rental agency is also permitted; and
      (B) Despite regulations 40.10.40.10 (2), and 40.10.40.10 (3), the maximum height of a building or structure is 161.54 metres above sea level and eight storeys.
Prevailing By-laws and Prevailing Sections: (None Apply)

(24) Exception CR 24
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) former City of North York by-law 19147;
(B) former City of North York by-law 14473; and
(C) City of Toronto by-law 931-2009.

(26) Exception CR 26
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

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

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

(27) Exception CR 27
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) former City of North York by-law 30963.

(29) Exception CR 29
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 8906.
(B) Former City of North York by-law 7906.
(C) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(31) Exception CR 31
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(80) of North York Zoning By-law 7625.

(33) Exception CR 33
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

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

Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(3) of North York Zoning By-law 7625.
(34) **Exception CR 34**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

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

(A) former City of North York by-law 27074; and  
(B) former City of North York by-law 27289.

(35) **Exception CR 35**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

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

(A) former City of North York by-law 22170.

(36) **Exception CR 36**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) the minimum **building setback** from a **lot line** that abuts:
   
   (i) Danforth Road is the greater of 16.5 metres, from the original centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road; and
   
   (ii) any other **street**, is 3.0 metres;

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

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

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

(38) **Exception CR 38**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

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

(A) Section 64.23(6) of North York Zoning By-law 7625.

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

(39) **Exception CR 39**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

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

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

(41) **Exception CR 41**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

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

(A) Section 64.23(63) of North York Zoning By-law 7625.

(42) **Exception CR 42**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) in addition to the uses permitted an **amusement arcade** is also permitted if:

(i) it does not include pinball or video game **amusement devices**;
(ii) it is operated in conjunction with an **eating establishment**;
(iii) the total number of **amusement devices** exclusive of children’s **amusement devices** is 40;
(iv) the **interior floor area** used for **amusement devices** exclusive of children’s **amusement devices** must not be more than 12% of the total **gross floor area**;
(v) access to the **amusement arcade** must only be through the restaurant.

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

(43) **Exception CR 43**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 30233.

(44) **Exception CR 44**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 29894.

(45) **Exception CR 45**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(44) of North York Zoning By-law 7625.

(46) **Exception CR 46**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(49) of North York Zoning By-law 7625.

(47) **Exception CR 47**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(91) of North York Zoning By-law 7625.

(49) **Exception CR 49**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
Exception CR 50
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(29) of North York Zoning By-law 7625.

Exception CR 51
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulations to the contrary, the only uses permitted are:

(i) financial institutions;
(ii) offices;
(iii) dwelling units in a commercial building;
(iv) eating establishments;
(v) retail stores;
(vi) personal service shops; and
(vii) service shops; and

(B) the maximum lot coverage is 25%;
(C) the maximum building height is the lesser of 2 storeys and 8 metres;
(D) the maximum number of eating establishment operating in the building at one time must not be more than 2;
(E) the maximum gross floor area devoted to eating establishments must not be more than 226.4 square metres;
(F) the westerly and southerly 1.5 metres of the site must be landscaped and a 0.9 metres high masonry wall must be erected along the westerly and southerly limits of the site.

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

Exception CR 52
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the angular plane requirements of 40.10.40.70(3)(D) do not apply; and
(B) the rear yard setback requirements of 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(C) Section 64.26(3) of North York Zoning By-law 7625.

Exception CR 54
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(47) of North York Zoning By-law 7625.

Exception CR 55
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) former City of North York by-law 28931.

(56) **Exception CR 56**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) former City of North York by-law 11371.

(58) **Exception CR 58**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) former City of North York by-law 8837.

(60) **Exception CR 60**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(62) of North York Zoning By-law 7625.

(63) **Exception CR 63**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) in addition to the uses permitted a **veterinary hospital** is also permitted if all other regulations are complied with.
Prevailing By-laws and Prevailing Sections: (None Apply)

(64) **Exception CR 64**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) **public parking** is permitted if it is for an existing building located on all of lots 15 and 16, registered plan 3202 and all of block ‘A’ Registered plan 4041 and designated Parts 1 and 2 on a plan of survey in the Land Titles office a R4256; and if
(B) a fence is erected along the northerly and westerly limits of Lot 10, registered Plan 4041.
Prevailing By-laws and Prevailing Sections:
(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(65) **Exception CR 65**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum **lot coverage** is 37%;
(B) the minimum yard setbacks are:
   (i) 0.6 metre **front yard**;
   (ii) 7.5 metres **rear yard**; and
   (iii) 0.6 metres **side yards**; and
(C) the minimum number of **parking spaces** is 20; and
(D) the maximum **gross floor area** is 1190 square metres.

Prevailing By-laws and Prevailing Sections:
(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(66) **Exception CR 66**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 31290.
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(67) **Exception CR 67**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) former City of North York by-law 24472.
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(68) **Exception CR 68**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 24667.
(B) Former City of North York by-law 28127.
(C) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(70) **Exception CR 70**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(119) of North York Zoning By-law 7625.
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(75) **Exception CR 75**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(125) of North York Zoning By-law 7625.
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(76) **Exception CR 76**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 31245.
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.
(77) Exception CR 77
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 64.23(28) of North York Zoning By-law 7625.
  (B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(79) Exception CR 79
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 29501.
  (B) Section 64.25(4) of North York Zoning By-law 7625.
  (C) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(82) Exception CR 82
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
  (A) no minimum southerly side yard setback or minimum rear yard setback, is required for a building if:
      (i) it contains a retail store; and
      (ii) if all other provisions of this By-law, as amended, are complied with.
Prevailing By-laws and Prevailing Sections: (None Apply)

(83) Exception CR 83
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
  (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.
Prevailing By-laws and Prevailing Sections: (None Apply)

(84) Exception CR 84
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
  (A) the minimum lot area is 5375 square metres;
  (B) the maximum gross floor area of all buildings is 2300 square metres;
  (C) the minimum front yard setback is 7.25 metres;
  (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.

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

(85) Exception CR 85
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) the minimum lot area is 5375 square metres;
(B) the maximum gross floor area of all buildings is 2300 square metres;
(C) the minimum front yard setback is 9.0 metres;
(D) the minimum building setback from a side lot line is:
   (i) 3.0 metres from the west side lot line; and
   (ii) 6.0 metres from the east side lot line;
(E) the 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.

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

(86) Exception CR 86
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

(87) Exception CR 87
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) In addition to the uses permitted in the zone, a vehicle dealership is also permitted if the minimum lot frontage is 22.0 metres.
(B) If the lot contains a vehicle dealership, no landscaping strip is required abutting the front lot line.
(C) Despite the parking space requirements in Chapter 200, parking spaces must be provided for each dwelling unit at a minimum rate of 1.5 parking spaces of which 0.25 parking spaces for each dwelling unit must be for visitor parking.

Prevailing By-laws and Prevailing Sections:
(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(88) Exception CR 88
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

(90) Exception CR 90
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulations to the contrary, the permitted uses do not include a hotel, custom workshop, vehicle dealership, car rental agency, vehicle fuel station, vehicle service shop, vehicle washing establishment and a funeral home.

Prevailing By-laws and Prevailing Sections:

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

(Exception CR 91)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulations to the contrary, the only permitted uses are a vehicle fuel station and a vehicle service shop if it complies with the applicable regulations of the zone and Chapter 150.

(B) The minimum lot frontage and lot depth requirements for a vehicle fuel station do not apply to these lands.

Prevailing By-laws and Prevailing Sections:

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

(Exception CR 93)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 8837.

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

(Exception CR 95)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A minimum 1.5 metre wide soft landscape strip of land must be maintained along the entire length of the part of the lot line that abuts a lot in a Residential Zone category or residential apartment zone.

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

Prevailing By-laws and Prevailing Sections:

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

(Exception CR 96)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the lands described as Lots 150 and 151, according to Registered Plan 1706 may be used for the purpose of a religious organization known as the Congregation of the Most Holy Redeemer including living accommodation for the said institution, private offices and a magazine publishing office, if all other provisions of this By-law, as amended, are complied with.

Prevailing By-laws and Prevailing Sections: (None Apply)
(98) **Exception CR 98**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(14) of North York Zoning By-law 7625.

(100) **Exception CR 100**

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

Site Specific Provisions:

(A) **Vehicle fuel station** is a permitted use provided the requirements of Regulation 40.10.20 are complied with.

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

(105) **Exception CR 105**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(92) of North York Zoning By-law 7625.

(108) **Exception CR 108**

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

Site Specific Provisions:

(A) **Vehicle fuel station** is a permitted use provided the requirements of Regulation 40.10.20 are complied with.

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

(110) **Exception CR 110**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 29501.

(111) **Exception CR 111**

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** used for commercial purposes is 3.04 metres from the **rear lot line**.

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

(114) **Exception CR 114**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29167.

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

(115) **Exception CR 115**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

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

(A) Former City of North York by-law 30982.

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

(136) Exception CR 136
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions: (None Apply)**

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

(A) Section 64.23(38), former North York Zoning By-law 7625.

(140) Exception CR 140
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) Despite the uses listed in 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 must be provided along the entire west *lot line*; and

(H) Despite (A), (B) and (E) above, the *detached house* existing on July 31, 1998 may only be used for *retail stores*.

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

(149) Exception CR 149
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

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

(A) Section 64.23(40) of former North York Zoning By-law 7625.

(150) Exception CR 150
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

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

(A) Former City of North York by-law 27972.

(153) Exception CR 153
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 29896, 30943 and 32026.

(154) Exception CR 154
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.23(90), former North York Zoning By-law 7625.

(155) Exception CR 155
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.23(10), former North York Zoning By-law 7625.

(159) Exception CR 159
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 64.23(31) of North York Zoning By-law 7625.

(163) Exception CR 163
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 29277.

(164) Exception CR 164
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 30281 and 30267.

(165) Exception CR 165
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-law 30267.

(166) Exception CR 166
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of North York by-laws 30267.

(167) Exception CR 167
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30267.

(168) Exception CR 168

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 30267.

(169) Exception CR 169

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30267.

(170) Exception CR 170

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30398.

(171) Exception CR 171

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27211.

(172) Exception CR 172

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 27120 and 27733.

(173) Exception CR 173

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30555.

(195) Exception CR 195

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(201) Exception CR 201

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23457.

(202) Exception CR 202

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

Site Specific Provisions:

(A) the angular plane requirements of 40.10.40.70(3)(D) do not apply; and

(B) the rear yard setback requirements of 40.10.40.70(3)(A)(i) and 40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(C) former City of North York by-laws 21425, and 24694;

(205) Exception CR 205

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 30200;

(B) Former City of North York by-law 30205; and

(C) Section 64.24(5) of North York Zoning By-law 7625.

(206) Exception CR 206

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 10926.

(207) Exception CR 207

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(85), former North York Zoning By-law 7625

(209) Exception CR 209

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 28482.
(211) **Exception CR 211**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 518-2003.
(B) City of Toronto by-law 422-2003.
(C) City of Toronto by-law 5-2005.

(213) **Exception CR 213**

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(A) Section 64.24(2)of North York Zoning By-law 7625.
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(214) **Exception CR 214**

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(215) **Exception CR 215**

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

Site Specific Provisions:

(A) Despite regulations 40.10.40.10 (2), and 40.10.40.10 (3), the maximum height of a building or structure that contains only commercial uses is one storey.

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

(C) The minimum setback from a lot line in a Residential Zone category is 9.5 metres.

(D) A minimum 1.5 metre wide landscape strip is required along a rear lot line that abuts a lot in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

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

(216) Exception CR 216
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a building or structure cannot penetrate a 45-degree angular plane measured from the side lot line or rear lot line abutting a lot in 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.
Prevailing By-laws and Prevailing Sections:
(A) Section 64.26(2), former City of North York Zoning By-law 7625.
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(229) Exception CR 229
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(52), former City of North York Zoning By-law 7625.
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(230) Exception CR 230
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite the uses listed in 40.10.20, the following uses are not permitted: vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership.
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 20976.

(231) Exception CR 231
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite the uses listed in 40.10.20, the following uses are not permitted: vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership.
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 17672;
(B) Former City of North York by-law 26034; and
(C) Former City of North York by-law 27089.

(232) Exception CR 232
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite the uses listed in 40.10.20, the following uses are not permitted: vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership.
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 15532;
(B) Former City of North York by-law 27479; and
(C) Former City of North York by-law 30128.

(233) Exception CR 233
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30867.

(234) Exception CR 234
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 28559.

(235) Exception CR 235
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 29870; and
(B) Former City of North York by-law 27298.

(236) Exception CR 236
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26964;
(B) Former City of North York by-law 27194; and
(C) Former City of North York by-law 28561.

(238) Exception CR 238
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 45-75 Four Winds Drive, Section 64.24(12), former City of North York Zoning By-law 7625.
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(239) Exception CR 239
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

(A) Section 64.24(4), former City of North York Zoning By-law 7625.

(244) Exception CR 244
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite the parking space requirements in Chapter 200, parking spaces must be provided for
each dwelling unit at a minimum rate of 1.5 parking spaces of which 0.25 parking spaces for
each dwelling unit must be for visitor parking.

(245) Exception CR 245
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

(A) Section 64.23(101), former City of North York Zoning By-law 7625.

(246) Exception CR 246
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

(A) Former City of North York by-law 29058; and
(B) Former City of North York by-law 29242.

(247) Exception CR 247
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

(A) Former City of North York by-law 25705.

(248) Exception CR 248
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite the parking space requirements in Chapter 200, parking spaces must be provided for
each dwelling unit at a minimum rate of 1.5 parking spaces of which 0.25 parking spaces for
each dwelling unit must be for visitor parking.

(A) Former City of North York by-law 28158; and
(B) Section 64.23(78), former City of North York Zoning By-law 7625.

(249) Exception CR 249
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite the parking space requirements in Chapter 200, parking spaces must be provided for
each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 29501;
(B) Section 64.25(6), former City of North York Zoning By-law 7625.

(256) **Exception CR 256**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 29032; and
(B) Former City of North York by-law 30206.

(257) **Exception CR 257**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 22588.

(258) **Exception CR 258**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.
Prevailing By-laws and Prevailing Sections:
(A) Section 64.23(29) of North York Zoning By-law 7625.

(259) **Exception CR 259**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 31610.

(260) **Exception CR 260**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-laws 18758;
(B) Former City of North York by-laws 18840; and
(C) Former City of North York by-laws 22866;
(263) Exception CR 263
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 64.23(77), former City of North York Zoning By-law 7625.

(268) Exception CR 268
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 8196; and
  (B) Former City of North York by-law 9803.

(269) Exception CR 269
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 30102.

(275) Exception CR 275
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-laws 15421;
  (B) Former City of North York by-laws 18828; and
  (C) Former City of North York by-laws 22918.

(276) Exception CR 276
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of North York by-law 12915.

(277) Exception CR 278
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
  (A) Despite the parking space requirements in Chapter 200, parking spaces must be provided for each dwelling unit at a minimum rate of 1.5 parking spaces of which 0.25 parking spaces for each dwelling unit must be for visitor parking.
Prevailing By-laws and Prevailing Sections:
  (A) Section 64.23(76), former City of North York Zoning By-law 7625.

(281) Exception CR 281
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
  (A) Despite regulations 40.10.40.10 (2), and 40.10.40.10 (3), the maximum height of a building or
The structure is 161.54 metres above sea level and eight storeys.

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

(284) Exception CR 284
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 829-2006; and
(B) Section 11.2.1(10), former City of York Zoning By-law 1-83; and
(C) Section 11.3.1(5)(a), former City of York Zoning By-law 1-83.

(285) Exception CR 285
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(187), former City of York Zoning By-law 1-83.

(293) Exception CR 293
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(188), former City of York Zoning By-law 1-83.

(294) Exception CR 294
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 7.1.3(b), former Town of Leaside Zoning By-law 1916.

(296) Exception CR 296
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Dwelling units must comply with Section 7.2.1, former Town of Leaside Zoning By-law 1916.

(297) Exception CR 297
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 7.1.3(f), former Town of Leaside Zoning By-law 1916; and
(B) Sections 7.1.3(g), former Town of Leaside Zoning By-law 1916.

(298) Exception CR 298
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 7.2.4.1, former Town of Leaside Zoning By-law 1916.

(300) Exception CR 300
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) the minimum rear yard setback is 12.0 metres.

Prevailing By-laws and Prevailing Sections:
(A) Section 7.3.4(a), former Town of Leaside Zoning By-law 1916.

(301) Exception CR 301
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 7.3.4(b), former Town of Leaside Zoning By-law 1916.

(303) Exception CR 303
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 7.7.5.24.1, former Borough of East York Zoning By-law 6752.

(304) Exception CR 304
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 7.7.5.24.2, former Borough of East York Zoning By-law 6752.

(306) Exception CR 306
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 8.A.3, former Borough of East York Zoning By-law 6752.

(312) Exception CR 312
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 8.B, former Borough of East York Zoning By-law 6752.

(313) Exception CR 313
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.13, former Borough of East York Zoning By-law 6752.

(314) Exception CR 314
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.17, former Borough of East York Zoning By-law 6752.

(315) Exception CR 315
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.19, former Borough of East York Zoning By-law 6752.

(316) Exception CR 316
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.22, former Borough of East York Zoning By-law 6752.

(318) Exception CR 318
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) Despite Article 40.10.20, a vehicle fuel station, vehicle dealership, vehicle service shop and
entertainment place of assembly are not permitted uses;

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

(C) the minimum building setback from a lot line that abuts Sheppard Avenue East is of 16.5 metres
from the centre line of Sheppard Avenue East or 3.0 metres from a lot line abutting Sheppard Avenue East; and

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

(D) a minimum of 20 parking spaces are required for an eating establishment.

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

(319) Exception CR 319
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

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

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

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

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

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

(320) Exception CR 320
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

(B) the minimum **building setback** from a **lot line** that abuts Sheppard Avenue East is the greater of 16.5 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East.

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

(321) **Exception CR 321**

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

Site Specific Provisions:

(A) Despite Article 40.10.20, a **vehicle fuel station**, **vehicle dealership**, **vehicle service shop** and **entertainment place of assembly** are not permitted uses;

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

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

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

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

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

(322) **Exception CR 322**

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

Site Specific Provisions:

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

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

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

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

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

(323) **Exception CR 323**

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

Site Specific Provisions:

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

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

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

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

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

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

(325) **Exception CR 325**

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

Site Specific Provisions:

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

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

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

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

Prevailing By-laws and Prevailing Sections:

(A) Exception number 7 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10076.

(326) Exception CR 326

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Exception number 24 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10076.

(327) Exception CR 327

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

Site Specific Provisions:

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

(B) the minimum building setback from a lot line that abuts a street is the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a lot line abutting Sheppard Avenue East.

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

(328) Exception CR 328

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

Site Specific Provisions:

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

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

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

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

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

Prevailing By-laws and Prevailing Sections:

(A) Exception number 8 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10076; and

(B) Exception number 9 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10076.

(329) Exception CR 329

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

Site Specific Provisions:

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

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

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

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

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

Prevailing By-laws and Prevailing Sections:
(A) Exception number 8 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10076; and
(B) Exception number 9 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10076.

(330) Exception CR 330
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum gross floor area of all buildings is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a lot line abutting Sheppard Avenue East;
   (ii) the greater of 16.5 metres from the centre line of Midland Avenue or 3.0 metres from a lot line abutting Midland Avenue; and
(C) the minimum building setback from the rear lot line is 7.5 metres.

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

(332) Exception CR 332
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum gross floor area of all buildings is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a lot line abutting Sheppard Avenue East;
   (ii) the greater of 16.5 metres from the centre line of Midland Avenue or 3.0 metres from a lot line abutting Midland Avenue; and
(C) the minimum building setback from the rear lot line is 7.5 metres.

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

(334) Exception CR 334
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite Article 40.10.20 the only permitted use is office;
(B) the maximum gross floor area of all buildings is 0.4 times the area of the lot; and
(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the centre line of Midland Avenue or 3.0 metres from a lot line abutting Midland Avenue; and
   (ii) 3.0 metres from the lot line abutting any other street.

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

(336) Exception CR 336
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum gross floor area of all buildings is 0.33 times the area of the lot; and
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a lot line abutting Sheppard Avenue East; and
   (ii) 3.0 metres from the lot line abutting any other street;

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

(342) Exception CR 342
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite the land use permissions for this zone, the only permitted uses are:
   (i) club;
   (ii) place of worship;
   (iii) recreation use;
   (iv) day nursery;
   (v) vehicle fuel station; and
   (vi) vehicle service shop;

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

(C) the gross floor area of all buildings, minus the gross floor area of all basements, must not exceed 0.40 times the lot area.

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

(343) Exception CR 343
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite the land use permissions for this zone, only the following uses are permitted:
   private home daycare, day nursery, financial institution, office, place of worship, personal service shop, retail store, eating establishment and take-out eating establishment;

(B) dwelling units are permitted, provided:
(i) they are located in an apartment building;
(ii) the number of dwelling units does not exceed one dwelling unit per 32.2 square metres of lot area; and
(iii) a minimum of 5,472 square metres of non-residential uses are provided, including a minimum of 2,789 square metres of office uses;

(C) the gross floor area of all buildings must not exceed 3.5 times the lot area;
(D) the gross floor area of all non-residential uses, must not exceed 0.5 times the lot area;
(E) the minimum building setback is:
   (i) 6.0 from a rear lot line;
   (ii) 6.0 metres from a side lot line; and
   (iii) 3.0 metres from a lot line that abuts a street; and
(F) amenity space must be provided as follows:
   (i) a minimum of 3.0 square metres per dwelling unit in the form of indoor amenity space; and
   (ii) a minimum of 700 square metres in the form of landscaped rooftop amenity space.
(G) a minimum of 825 parking spaces must be provided as follows:
   (i) a minimum rate of 1.2 parking spaces for each dwelling unit;
   (ii) a minimum rate of 7.7 parking spaces for each 100.0 square metres of gross floor area for place of worship uses;
   (iii) a minimum rate of 1.5 parking spaces for each 100.0 square metres of gross floor area for day nursery uses;
   (iv) a minimum rate of 10.7 parking spaces for each 100.0 square metres of gross floor area for eating establishment and take-out eating establishment uses;
   (v) a minimum rate of 3.0 parking spaces for each 100.0 square metres of gross floor area for all other uses.

Prevailing By-laws and Prevailing Sections:

(A) Performance standard numbers 662 and 2350 of Performance Standard Chart – Schedule 'B' of former City of Scarborough Zoning By-law 24982 prevail.

(357) Exception CR 357

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

Site Specific Provisions:

(A) Despite the land use permissions for this zone, the only permitted uses are:
   (i) financial institution;
   (ii) office;
   (iii) personal service shop;
   (iv) place of worship;
   (v) eating establishment;
   (vi) take-out eating establishment;
   (vii) recreation use;
   (viii) retail store;
   (ix) day nursery;
   (x) private home day care; and
   (xi) dwelling units in an apartment building;
(B) the maximum number of dwelling units permitted is 252;
(C) the minimum building setback is:
   (i) 3.0 from a side lot line; and
(ii) 3.0 metres from a lot line that abuts a street;

(D) parking for dwelling units must be provided at a minimum rate of 1.4 parking spaces per dwelling units of which:
   (i) a minimum of 1.2 parking spaces per dwelling unit must be for residents; and
   (ii) a minimum of 0.2 parking spaces per dwelling unit must be for visitors.

Prevailing By-laws and Prevailing Sections:

(A) Performance standard number 1635 of Performance Standard Chart – Schedule 'B', and Exception number 222 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 24982 prevail.

(358) Exception CR 358

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

Site Specific Provisions:

(A) Despite the land use permissions for this zone, the only permitted uses are:
   (i) financial institution;
   (ii) office;
   (iii) personal service shop;
   (iv) place of worship;
   (v) eating establishment;
   (vi) take-out eating establishment;
   (vii) recreation use;
   (viii) retail store;
   (ix) day nursery;
   (x) private home day care; and
   (xi) dwelling units in an apartment building;

(B) the maximum number of dwelling units permitted is 252;

(C) the minimum building setback is:
   (i) 3.0 from a side lot line; and
   (ii) 3.0 metres from a lot line that abuts a street;

(D) parking for dwelling units must be provided at a minimum rate of 1.4 parking spaces per dwelling units of which:
   (i) a minimum of 1.2 parking spaces per dwelling unit must be for residents; and
   (ii) a minimum of 0.2 parking spaces per dwelling unit must be for visitors.

Prevailing By-laws and Prevailing Sections:

(A) Performance standard number 1635 of Performance Standard Chart – Schedule 'B' of former City of Scarborough Zoning By-law 24982.

(360) Exception CR 360

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

Site Specific Provisions:

(A) despite the land use permissions for this zone, the only permitted uses are vehicle fuel station and retail store;

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

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

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

(363) Exception CR 363
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is:
   (i) 21.0 metres, measured from the centre line of the original road allowance if the lot line
       abuts Lawrence Avenue East; and
   (ii) 16.5 metres if the lot line abuts Bellamy Road; and

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

(C) a place of worship is permitted;

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

364 Exception CR 364

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

Site Specific Provisions:

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

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

(C) a place of worship is permitted; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 39, of Scarborough By-law 9510.

365 Exception CR 365

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

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is:
   (i) 21.0 metres, measured from the centre line of the original road allowance if the lot line
       abuts Markham Road and Lawrence Avenue East; and
   (ii) 16.5 metres if the lot line abuts Greencedar Circuit; and

(B) the minimum building setback from a rear lot line is 7.45 metres;

(C) the total gross floor area, minus the gross floor area of basements and enclosed malls and walkways used for common pedestrian access to adjoining stores or for landscaping purposes, must not exceed 24% of the area of the lot;

(D) a place of worship is permitted.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 39, of Scarborough By-law 9510.

366 Exception CR 366

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

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts:
   (i) Markham Road or Lawrence Avenue is the greater of 21.0 metres, from the original centre
       line of Markham Road or Lawrence Avenue, or 3.0 metres from a lot line abutting Markham
       Road or Lawrence Avenue; and
   (ii) any other street, is 3.0 metres;

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

(C) the minimum building setback from a rear lot line is 13.5 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(368) Exception CR 368
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts:
   (i) Markham Road is the greater of 21.0 metres, from the original centre line of Markham Road or 3.0 metres from a lot line abutting Markham Road; and
   (ii) Greencrest Circuit is the greater of 16.5 metres, from the original centre line of Greencrest Circuit or 3.0 metres from a lot line abutting Greencrest Circuit;
   (iii) any other street, is 3.0 metres; and

(B) the gross floor area of all buildings, minus the gross floor area of all basements, must not exceed 40% of the area of the lot.

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

(369) Exception CR 369
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts:
   (i) Markham Road is the greater of 21.0 metres, from the original centre line of Markham Road or 3.0 metres from a lot line abutting Markham Road; and
   (ii) any other street, is 3.0 metres;

(B) the gross floor area of all buildings, minus the gross floor area of all basements, must not exceed 40% of the area of the lot.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 19 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 9510.

(374) Exception CR 374
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) The maximum permitted gross floor area is 0.56 times the area of the lot;
(B) The minimum building setback from a lot line abutting a street is 3.0 metres except that 15.5 metres of main wall can project 1.0 metres into the required setback from the street lot line;
(C) The maximum building height is 9.0 metres; and
(D) a minimum of 3 parking spaces are required for each 100.0 square metres of gross floor area.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 31 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 12797.

(376) Exception CR 376
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) The maximum permitted gross floor area, not including basement area is 0.22 times the area of the lot; and
(B) the minimum building set back from the original centre line of the street is 16.0 metres.

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

(380) Exception CR 380
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(B) a **place of worship** is permitted.

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

**Exception CR 382**

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

Site Specific Provisions:

(A) despite land use permissions for this zone, the only use permitted in a **building** existing on the date of enactment of this By-law is office, provided it is not a medical or dental office.

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

**Exception CR 383**

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

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted: **vehicle fuel station**, **ancillary eating establishment**, **ancillary retail store**, **ancillary vehicle washing establishment**, office, and **place of worship**;

(B) despite land use permissions for this zone, **ancillary amusement devices** are not permitted;

(C) the maximum permitted **gross floor area** cannot exceed 0.7 times the area of the **lot**;

(D) the maximum **building height** is 15.0 metres; and

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

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

**Exception CR 384**

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

Site Specific Provisions:

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

(B) despite land use permissions for this zone, **ancillary amusement devices** are not permitted;

(C) the maximum permitted **gross floor area** cannot exceed 0.7 times the area of the **lot**;

(D) the total combined **gross floor area** of all **retail store**, **personal service shop**, **financial institutions**, and **day nursery** uses must not exceed the ratio of 1.0 square metres for every 1.5 square metres of **gross floor area** for office and educational uses; and

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

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

**Exception CR 385**

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

Site Specific Provisions:

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

(B) despite land use permissions for this zone, **ancillary amusement devices** are not permitted;

(C) the maximum permitted **gross floor area** cannot exceed 0.7 times the area of the **lot**;

(D) the total combined **gross floor area** of all **retail store**, **personal service shop**, **financial institutions**, and **day nursery** uses must not exceed the ratio of 1.0 square metres for every 1.5 square metres of **gross floor area** for office and educational uses; and

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

Prevailing By-laws and Prevailing Sections: (None Apply)
Exception CR 386
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the following uses are permitted provided that they comply with Chapter 150: vehicle fuel station, vehicle service shop, and vehicle washing establishment;

(B) retail store is also a permitted use, provided any single store does not exceed 185.0 square metres in gross floor area; and

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

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

Exception CR 387
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line abutting a street is 3.0 metres;

(B) a minimum of 1.0 square metres of indoor amenity space must be provided for each residential dwelling unit;

(C) parking spaces must be provided at a minimum rate of:
   (i) 2.6 parking spaces for each 100.0 square metres of gross floor area for office uses;
   (ii) 1.0 enclosed parking spaces for each dwelling unit;
   (iii) 0.3 parking spaces for each dwelling unit for visitors; and
   (iv) 1.0 parking spaces for each bedroom for a hotel use.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 9 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 15907.

Exception CR 388
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts
   (i) Markham Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road; and
   (ii) Brimorton Drive is 16.5 metres, measured from the centre line of the original road allowance of Brimorton Drive; and

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

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

Exception CR 389
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(B) a place of worship is permitted.

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

Exception CR 390
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
A) the minimum building setback from a lot line that abuts Markham Road or Ellesmere Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road and Ellesmere Road.

(B) for the purpose on calculating parking space requirements for this exception, the interior floor area comprised of storage rooms and washrooms located on mezzanine floors are not included in the gross floor area for calculation parking space requirements.

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

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

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 14, of Scarborough By-law 9510.

(391) Exception CR 391

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

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts Markham Road is 21 metres measured from the centre line of the original road allowance; and

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

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

(392) Exception CR 392

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

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts Markham Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road and Ellesmere Road;

(B) the minimum building setback from a rear lot line is 3.0 metres;

(C) a place of worship is permitted.

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

(393) Exception CR 393

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

Site Specific Provisions:

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

(B) the minimum building setback from a side lot line is 4.0 metres;

(C) the minimum building setback from a rear lot line is 4.5 metres;

(D) the only uses permitted are:

(i) Financial Institution;

(ii) Office; and

(iii) eating establishment; and

(E) all parts of a below grade parking structure must be set back from a lot line that abuts a street the greater of:

(i) a distance equal to 1/2 the distance between the surface elevation of the lowest floor and the average elevation of grade along the lot line that abuts the street; and

(ii) 3.0 metres.

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

(394) Exception CR 394
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) the interior floor area of all retail stores, personal service shops and financial institutions must not exceed 0.25 time the interior floor area of all other uses
(C) in addition to (B) the interior floor area of all eating establishments must
   (i) not exceed 280 square metres; and
   (ii) be entirely located within 20.0 metres of the front lot line and 28.0 metres of the northerly side lot line.
(D) a recreational use is not permitted

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

(396) Exception CR 396
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) Only the following uses are permitted:
   (i) Funeral Home with an Ancillary Residential Unit;
   (ii) Fraternal Organizations;
   (iii) Professional and Business Offices; and
   (iv) Day Nurseries; and
(C) parking spaces for the Funeral Home and Uses related thereto must be provided at a minimum rate of 5.5 for each 100 square metres of gross floor area.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 43, of Scarborough By-law 10327.

(397) Exception CR 397
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts Markham Road or Ellesmere Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road and Ellesmere Road;
(B) the minimum building setback from a side lot line is 3.0 metres;
(C) a place of worship is a permitted use if it is in:
   (i) a building that is setback from a side lot line a distance equal to at least 1/2 the height of the building; and
   (ii) a building that is setback at least 7.5 metres from a rear lot line.

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

(399) Exception CR 399
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts
   (i) Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and
   (ii) Bellamy Road is 16.5 metres, measured from the centre line of the original road allowance
of Bellamy Road; and
(B) the minimum building setback from a rear lot line is 7.5 metres;
(C) a place of worship is permitted.

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

(400) Exception CR 400
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts
   (i) Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and
   (ii) Greenbrae Circuit is 16.5 metres, measured from the centre line of the original road allowance of Greenbrae Circuit; and
(B) the minimum building setback from a rear lot line is 7.5 metres;
(C) a place of worship is permitted;
(D) the following uses are not permitted:
   (i) eating establishment;
   (ii) hotels and motels; and
   (iii) automotive uses.

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

(416) Exception CR 416
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum gross floor area of all buildings is 0.42 times the area of the lot;
(B) the maximum number of dwelling units permitted is 100.0 units per hectare;
(C) the minimum building setback from a lot line abutting a street is 3.0 metres; and
(D) the minimum required parking spaces is:
   (i) 2.4 parking spaces per 100.0 square metres of office gross floor area;
   (ii) 10.0 parking spaces per 100.0 square metres of eating establishment gross floor area; and
   (iii) 1.25 parking spaces per dwelling unit.

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

(417) Exception CR 417
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum gross floor area of all buildings, excluding any basements is 0.33 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the original centre line of Ellesmere Road or 3.0 metres from a lot line abutting Ellesmere Road; and
   (ii) 3.0 metres from the lot line abutting any other street;
(C) the minimum building setback from a rear lot line is 7.5 metres; and
(D) The maximum permitted building height is the lesser of 4.0 storeys or 13.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
(421) Exception CR 421
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts:
   (i) Markham Road or Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Markham Road and Lawrence Avenue East; and
   (ii) any other street is 3.0 metres; and
(B) the minimum building setback from a rear lot line is 7.5 metres;
(C) a place of worship is permitted.

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

(422) Exception CR 422
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts Markham Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road;
(B) the minimum building setback from a rear lot line is 7.5 metres;
(C) a vehicle repair shop is permitted if:
   (i) it is part of a vehicle dealership;
   (ii) no immobilized or seriously damaged vehicle shall be stored beyond the confines of a wholly enclosed building; and
   (iii) all auto body repair work shall be done within the confines of a wholly enclosed building;
and
(D) a place of worship is permitted.

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

(424) Exception CR 424
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) a place of worship is permitted;
(C) parking space must be provided at a minimum rate of
   (i) 10 parking space for each 100 square metres of interior floor are used for eating establishment, recreational use and place of entertainment; and
   (ii) 2.6 parking spaces for each 100 square metres of interior floor are used for all other uses;
and
(D) if the total gross floor area of all uses exceeds 1356 square metres, then the gross floor area of all uses other than offices must not exceed 75% of the total built gross floor area.

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

(425) Exception CR 425
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts Markham road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road; and
(B) a place of worship is permitted.

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

(426) Exception CR 426
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(B) a place of worship is permitted;

(C) a vehicle washing establishment is not permitted.

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

(428) Exception CR 428

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

Site Specific Provisions:

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

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

(ii) any other street is 3.0 metres; and

(B) a place of worship is permitted; and

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

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

(429) Exception CR 429

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

Site Specific Provisions:

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

(i) 21.0 metres, measured from the centre line of the original road allowance if the lot line abuts Markham Road and Lawrence Avenue East; and

(ii) 16.5 metres if the lot line abuts Greenholm Circuit; and

(B) The gross floor area of all buildings, minus the gross floor area of all basements, must not exceed 22% of the area of the lot;

(C) a place of worship is permitted.

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

(431) Exception CR 431

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

Site Specific Provisions:

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

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

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

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

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

(D) a place of worship is permitted.

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

(432) Exception CR 432

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

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

(B) Parking space must be provided:
   (I) in compliance with the parking space requirements of Chapter 200 of this by-law for banquet halls, places of entertainment, places of worship, and recreational uses; and
   (ii) at a minimum rate of 2.4 for each 100 square metres of gross floor area for all other permitted uses; and

(C) only the following uses are permitted:
   (i) financial institutions;
   (ii) day nurseries;
   (iii) retail store;
   (iv) service retail;
   (v) entertainment place of assembly, excluding a theatre;
   (vi) eating establishment; and
   (vii) business and professional offices.

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

(433) Exception CR 433
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(B) Parking space must be provided:
   (i) in compliance with the parking space requirements of Chapter 200 of this by-law for banquet halls, places of entertainment, places of worship, and recreational uses; and
   (ii) at a minimum rate of 3 for each 100 square metres of gross floor area;

(C) the only uses permitted are:
   (i) Business and Professional Offices; and
   (ii) a beauty salon if the interior floor area of the beauty salon does not exceed 18% of the gross floor area of the building.

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

(434) Exception CR 434
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(B) the maximum lot coverage is 20%;

(C) the minimum building setback from a;
   (i) side lot line is 3.0 metres;
   (ii) rear lot line is 7.5 metres;

(D) the only use permitted is a Funeral Home (including the operator's residence on the second floor);

(E) parking spaces for the funeral home must be provided at a minimum rate of 10.75 parking spaces for each 100 square metres of ground floor area

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

(435) Exception CR 435
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is 3.0 metres
only Business and Professional Offices uses are permitted; and

(B) parking spaces must be provided for the Business and Professional Offices at a minimum rate of 3 for each 100 square metres of gross floor area.

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

(436) Exception CR 436
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(B) Parking space must be provided at a minimum rate of 3 for each 100 square metres of gross floor area; and

(C) the only use permitted is Business and Professional Offices.

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

(438) Exception CR 438
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(B) the minimum building setback from a rear lot line or side lot line that does not abut a street is a distance equal to 1/2 the height of the building;

(C) the maximum building height must not exceed the lesser of two storeys and 7.0 metres;

(D) the minimum separation between buildings on the same lot is a distance equal to 1/2 the total height of the two buildings;

(E) Only the following uses are permitted:

(i) office;

(ii) financial institution;

(iii) pharmacy;

(iv) Art Galleries, Book Stores;

(v) Travel Agency;

(vi) Dancing and Music Studio only for the purpose of teaching dancing and music.

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

(439) Exception CR 439
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

(B) the minimum building setback from a rear lot line or side lot line that does not abut a street is a distance equal to 1/2 the height of the building;

(C) the maximum building height must not exceed the lesser of two storeys and 7.0 metres;

(D) the minimum separation between buildings on the same lot is a distance equal to 1/2 the total height of the two buildings;

(E) Only the following uses are permitted:

(i) office;

(ii) financial institution;

(iii) pharmacy;

(iv) Art Galleries, Book Stores;
(v) Travel Agency;
(vi) Dancing and Music Studio only for the purpose of teaching dancing and music.

(F) a place of worship is permitted if the place of worship does not cover more than 50% of the lot area.

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

(441) Exception CR 441
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum gross floor area of all buildings, excluding any basements is 1.7 times the area of the lot;
(B) the maximum gross floor area of all commercial use must not exceed 0.3 times the gross floor area of the building;
(C) the maximum gross floor area of all office use must not exceed 0.3 times the gross floor area of the building; and
(D) the maximum number of dwelling units permitted is the lesser of:
   (i) 150.0 units per hectare; or
   (ii) 25 units

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

(442) Exception CR 442
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum gross floor area of all buildings, excluding any basements is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is the greater of 16.5 metres from the original centre line of the street or 3.0 metres from the lot line abutting a street; and
(C) the minimum building setback from a rear lot line is 7.5 metres.

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

(443) Exception CR 443
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum gross floor area of all buildings, excluding any basements is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the original centre line of Lawrence Avenue East or 3.0 metres from a lot line abutting Lawrence Avenue East;
   (ii) the greater of 16.5 metres from the original centre line of Brimley Road or 3.0 metres from a lot line abutting Brimley Road; and
   (iii) 3.0 metres from the lot line abutting any other street; and
(C) The minimum building setback from a rear lot line is 7.5 metres.

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

(444) Exception CR 444
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum gross floor area of all buildings, excluding any basements is 0.4 times the area
of the lot;

(B) the minimum building setback from a lot line that abuts a street is the greater of 21.0 metres from the original centre line of Lawrence Avenue East or 3.0 metres from a lot line abutting Lawrence Avenue East; and

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

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

(447) Exception CR 447

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

Site Specific Provisions:

(A) The maximum gross floor area of all buildings, excluding any basements is 0.33 times the area of the lot;

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

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

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

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

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

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

(451) Exception CR 451

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

Site Specific Provisions:

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

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

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

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

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

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

(452) Exception CR 452

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

Site Specific Provisions:

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

(i) 33% of the lot area; or

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

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

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

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

(iii) 3.0 metres from a lot line abutting any street other than Kennedy Road or St. Clair Avenue East; and

(C) a side lot line or rear lot line that abuts an RS zone must have a minimum 1.5 metre wide strip of
landscaping along the entire length of the abutting lot line.

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

(453) Exception CR 453
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a lot line abutting St. Clair Avenue East;
   (ii) the greater of 16.5 metres from the centre line of Birchmount Road, or 3.0 metres from a lot line abutting Birchmount Road; and
   (iii) 3.0 metres from a lot line abutting any street other than Birchmount Road or St. Clair Avenue East; and

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

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

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

(454) Exception CR 454
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a lot line abutting St. Clair Avenue East;
   (ii) the greater of 16.5 metres from the centre line of Kennedy Road and Danforth Road, or 3.0 metres from a lot line abutting Kennedy Road or Danforth Road; and
   (iii) 3.0 metres from a lot line abutting any street other than Kennedy Road Danforth Road, or St. Clair Avenue East.

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

(455) Exception CR 455
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) dwelling units are permitted provided:
   (i) they are located in a mixed use building; and
   (ii) there is a maximum of one dwelling unit per every one service shop located in the same building;

(B) The maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(C) the minimum building setback from a lot line that abuts a street is:
(i) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a lot line abutting St. Clair Avenue East; and
(ii) the greater of 16.5 metres from the centre line of Danforth Road, or 3.0 metres from a lot line abutting Danforth Road;

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

(456) Exception CR 456
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) despite land use permissions for this zone, only the following uses are permitted: library, art gallery, funeral home, place of worship, recreation use, financial institution, and office provided it is a professional or business office;
(B) The maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the centre line of Kennedy Road and Danforth Road, or 3.0 metres from a lot line abutting Kennedy Road and Danforth Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Kennedy Road or Danforth Road; and
(D) a side lot line or rear lot line that abuts an RS zone must have a minimum 1.5 metre wide strip of landscaping along the entire length of the abutting lot line.

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

(457) Exception CR 457
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the centre line of Danforth Road, or 3.0 metres from a lot line abutting Danforth Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Danforth Road;
(B) the maximum gross floor area of all buildings must not exceed 40% of the area of the lot; and
(C) a minimum 1.5 metre wide strip of land along the entire portion of a lot line that abuts a lot in a residential zone category must be used only for soft landscaping.

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

(458) Exception CR 458
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the centre line of Kennedy Road and Danforth Road, or 3.0 metres from a lot line abutting Kennedy Road and Danforth Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Kennedy Road or Danforth Road;
and

(C) a side lot line or rear lot line that abuts an RS zone must have a minimum 1.5 metre wide strip of landscaping along the entire length of the abutting lot line.

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

(459) Exception CR 459

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

Site Specific Provisions:

(A) despite land use permissions for this zone, a maximum of two dwelling units are permitted provided:
   (i) they are located in a mixed use building; and
   (ii) they are located on or above the second storey;

(B) The maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the centre line of Danforth Road, or 3.0 metres from a lot line abutting Danforth Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Danforth Road;

(D) a side lot line or rear lot line that abuts an RS zone must have a minimum 1.5 metre wide strip of landscaping along the entire length of the abutting lot line; and

(E) parking spaces must be provided at a minimum rate of:
   (i) 1 parking space per dwelling unit;
   (ii) 7.7 parking spaces per 100 square metres of gross floor area for a place of worship use;
   (iii) 10.7 parking spaces per 100 square metres of gross floor area for a place of assembly, use that is a banquet hall;
   (iv) 12 parking spaces per 100 square metres of gross floor area for an entertainment place of assembly use;
   (v) 5 parking spaces per 100 square metres of gross floor area for a recreation use; and
   (vi) 3.22 parking spaces per 100 square metres of gross floor area for all other uses.

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

(460) Exception CR 460

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

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a lot line abutting St. Clair Avenue East; and
   (ii) 3.0 metres from a lot line abutting any street other than St. Clair Avenue East; and

(B) the maximum gross floor area of all buildings must not exceed 40% of the area of the lot; and

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

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

(461) Exception CR 461

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

(A) despite the land use permissions for this zone, a place of worship is a permitted use in provided:
   (i) it is located in the commercial shopping centre that existed on the date of enactment of this By-law; and
   (ii) it complies with the specific use regulations in Section 150.50;

(B) The maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 22% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the centre line of Birchmount Road and Danforth Road, or 3.0 metres from a lot line abutting Birchmount Road and Danforth Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Birchmount Road or Danforth Road; and

(D) a side lot line or rear lot line that abuts an RS zone must have a minimum 1.5 metre wide strip of landscaping along the entire length of the abutting lot line.

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

(462) Exception CR 462
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is the greater of 16.5 metres from the centre line of Danforth Road and Birchmount Road, or 3.0 metres from a lot line abutting Danforth Road or Birchmount Road;

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

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

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

(464) Exception CR 464
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted: retail store, personal service shop, financial institution, office provided it is a business or professional office, and dwelling unit;

(B) a dwelling unit is a permitted use provided it is located in a duplex, fourplex, detached house, semi-detached, or townhouse;

(C) The maximum permitted gross floor area, not including the area of any basements in residential buildings, is the greater of:
   (i) 70% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

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

Prevailing By-laws and Prevailing Sections:

(A) exception number 3 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9174.

(465) Exception CR 465
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum gross floor area of all buildings excluding the basement area is 0.33 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Guildwood Parkway or 3.0 metres from a lot line abutting Guildwood Parkway; and
   (ii) 3.0 metres from the lot line abutting any other street; and
(C) the minimum building setback from a rear lot line is 7.5 metres.

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

(466) Exception CR 466
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite land use permissions for this zone, place of worship is a permitted use provided it complies with the specific use regulations in Section 150.50;
(B) The maximum permitted gross floor area, not including the area of any basements, is 0.33 times the area of the lot;
(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Guildwood Parkway, or 3.0 metres from a lot line abutting Guildwood Parkway; and
   (ii) 3.0 metres from a lot line abutting any street other than Guildwood Parkway; and
(D) the minimum building setback from a rear lot line is 7.5 metres.

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

(467) Exception CR 467
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The maximum permitted gross floor area, excluding the gross floor area of basements is 0.22 times the area of the lot; and
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a lot line abutting Victoria Park Avenue;
   (ii) the greater of 18.0 metres from the original centre line of St. Clair Avenue East, or 3.0 metres from a lot line abutting St. Clair Avenue East;
   (iii) 3.0 metres from a lot line abutting any street other than Victoria Park Avenue or St. Clair Avenue East.

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

(468) Exception CR 468
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The maximum permitted gross floor area, excluding the gross floor area of basements is 0.22 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a lot line abutting Victoria Park Avenue;
   (ii) 3.0 metres from a lot line abutting any street other than Victoria Park Avenue; and
(C) amusement devices are not permitted, except for premises where liquor is lawfully sold, provided such premises are not licensed as a dining room or dining lounge under the Liquor Licence Act, and must comply with Section 150.58.
(469) Exception CR 469
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite Article 40.10.20, the only permitted uses are: vehicle fuel station, and vehicle repair shop, subject to Sections 150.92 and 150.94;
(B) The maximum permitted gross floor area, excluding the gross floor area of basements is 0.22 times the area of the lot; and
(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a lot line abutting Victoria Park Avenue;
   (ii) 3.0 metres from a lot line abutting any street other than Victoria Park Avenue.

(470) Exception CR 470
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The maximum permitted gross floor area, excluding mezzanine storage areas, public walkways and malls, is 2254 square metres; and
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 18.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a lot line abutting Victoria Park Avenue; and
   (ii) 3.0 metres from a lot line abutting any street other than Victoria Park Avenue.

(471) Exception CR 471
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres from a lot line abutting Victoria Park Avenue, Eglinton Avenue East, Eglinton Square and Pharmacy Avenue; and
   (ii) 9.0 metres from a lot line abutting any other street not listed in (i);
(B) the maximum permitted gross floor area, not include the area of any of the following: enclosed walkways utilized only for walkway access purposes to adjoining stores or for landscaping purposes, mezzanine storage rooms, loading docks, public washrooms accessible from the public walkway system, and the walkways providing access to utility rooms and loading docks, is 51,100 square metres;
(C) the maximum height of an above ground parking structure is 20.0 metres; and
(D) parking spaces must be provided at the rate of:
   (i) a minimum of 4.3 parking spaces per 100 square metres of gross floor area for the first 31,870 square metres of gross floor area on the lot; and
   (ii) a minimum of 5.7 parking spaces per 100 square metres of gross floor area for gross floor area in excess of 31,870 square metres on the lot.

(472) Exception CR 472
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area is 0.25 times the area of the lot, excluding any floor area used for parking;

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

   (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a lot line abutting Eglinton Avenue East; and
   (ii) the greater of 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from the lot line abutting Pharmacy Avenue;

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

(475) Exception CR 475

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

Site Specific Provisions:

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

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

   (i) the greater of 16.5 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a lot line abutting Victoria Park Avenue;
   (ii) the greater of 18.0 metres from the original centre line of St. Clair Avenue East, or 3.0 metres from a lot line abutting St. Clair Avenue East;
   (iii) 3.0 metres from a lot line abutting Pitt Avenue.

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

(476) Exception CR 476

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

Site Specific Provisions:

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

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

   (i) the greater of 16.5 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a lot line abutting Victoria Park Avenue.

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

(478) Exception CR 478

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

Site Specific Provisions:

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

   (i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a lot line abutting Kingston Road; and
   (ii) any other street, 3.0 metres; and

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

(C) the maximum gross floor area of all buildings must not exceed 22% of the area of the lot;

(D) The entire easterly 1.5 metres of the lot must be used for soft landscaping purposes only;

(E) On Registered Plan M-832, a split level dwelling shall be considered as a one-storey dwelling; and

(F) On Registered Plan M-832, in order that it shall be clearly established when a dwelling is erected that an attached garage may or may not be erected in the future, the following restrictions shall apply:
(i) any dwelling erected without provision for a garage or carport incorporated in the construction of the main dwelling, shall be erected with the main side wall on the driveway side of the house at least 4.5 metres from the side lot line;

(ii) the above restriction in (i) shall not apply if the dwelling is erected with a part of the main side wall on the driveway side of the house not more than 3.2 metres from the side lot line on the driveway side of the house; and

(iii) a driveway must be at least 2.4 metres in width.

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

(479) Exception CR 479

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

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a lot line abutting Kingston Road; and

(B) the minimum building setback from a lot line that abuts Brimley Road is the greater of 16.5 metres, from the centre line of Brimley Road, or 3.0 metres from a lot line abutting Brimley Road; and

(C) a place of worship is permitted.

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

(480) Exception CR 480

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

Site Specific Provisions:

(A) The maximum permitted floor space index is 1.2; and

(B) the maximum height of a building or structure is the greater of 8 storeys or 27 metres.

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

(481) Exception CR 481

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

Site Specific Provisions:

(A) The maximum permitted floor space index is 1.2;

(B) the maximum gross floor area for education use is 372.0 square metres;

(C) the maximum height of a building or structure is the greater of 8 storeys or 27.0 metres; and

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

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

(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply.

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

(482) Exception CR 482

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

Site Specific Provisions:

(A) The maximum permitted gross floor area is 3700.0 square metres.

(B) the maximum permitted gross floor area for a second floor is 0.15 times the gross floor area of the first floor;

(C) uses on the second floor not exceeding a gross floor area of 280.0 square metres are not included in the calculations for parking space requirements;
(D) the minimum building setback from a lot line abutting a street is
   (i) 3.0 metres for an above ground structure; and
   (ii) 0.0 metres for a below ground structure; and

(E) the minimum building setback from the north lot line is;
   (i) 7.5 metres for an above ground structure; and
   (ii) 0.0 metres for a below ground structure.

Prevailing By-laws and Prevailing Sections:
(A) Exception number 35 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 14402.

(483) Exception CR 483
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite Article 40.10.20, only the following uses are permitted: vehicle fuel station, vehicle repair shop, financial institution, office, personal service shop, retail store, artist studio and performing arts studio;
(B) a library is a permitted use provided it does not exceed a gross floor area of 1.2 times the area of the lot, excluding all ancillary storage and internal mall walkways;
(C) the maximum permitted gross floor area is 1.93 times the area of the lot;
(D) Retail store use must not exceed .08 times the total building gross floor area;
(E) minimum of 5.0 parking spaces is required per 100.0 square metres of gross floor area for retail store and personal service shop use;
(F) for the purpose of calculating parking requirements, the gross floor area of main floor public lobbies and main floor public walkways will be excluded.
(G) the maximum permitted height is 35.0 metres; and
(H) the erection or use of buildings or structures shall be prohibited until the following services are available: Municipal water, storm and sanitary sewers.

Prevailing By-laws and Prevailing Sections:
(A) Exception number 35 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 14402.

(484) Exception CR 484
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum permitted gross floor area is 0.34 times the area of the lot;
(B) despite (A) the maximum permitted gross floor area for a library is 1.2 times the area of the lot, excluding all ancillary storage and internal mall walkways;
(C) the maximum permitted gross floor area for retail use is 29,450.0 square metres;
(D) the following gross floor area is not included in the calculations for parking space requirements: enclosed pedestrian walkways, main floor public lobbies and area used for truck access;
(E) the minimum parking space rate for retail use is 5.0 parking spaces per 100.0 square metres of gross floor area;
(F) the maximum permitted height is 20.0 metres; and
(G) the erection or use of buildings or structures shall be prohibited until the following services are available: Municipal water, storm and sanitary sewers.

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

(485) Exception CR 485
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding internal walkways and storage areas for occupants is 1.0 times the area of the **lot**;

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

(C) **parking spaces** must be provided as follows:
   
   (i) a minimum of 2.6 **parking spaces** per 100.0 square metres of **gross floor area** for office use;
   
   (ii) a minimum of 10.0 **parking spaces** per 100 square metres of **gross floor area** for **eating establishments** and take out **eating establishments**; and
   
   (iii) a minimum of 1.3 **parking spaces** per **dwelling unit** provided as 1.0 1.0 enclosed **parking space** per **dwelling unit** for residential use and 0.3 **parking spaces** per **dwelling unit** for visitor use.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 22 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 14402.

(486) Exception CR 486

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

Site Specific Provisions:

(A) Despite Article 40.10.20 only the following uses are permitted: **retail store**, **vehicle fuel station**, and **vehicle service shop**;

(B) despite (A) above, a **vehicle washing establishment** is also a permitted use, provided:
   
   (i) it is mechanical; and
   
   (ii) the minimum number of **vehicle** stacking spaces leading to the entrance is 10;

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

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

(E) the minimum **building setback** from a **side lot line** is 4.0 metres.

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

(487) Exception CR 487

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area** for office use is 13,955.0 square metres;

(B) the maximum permitted collective **gross floor area** for **retail store**, **eating establishment**, **financial institution**, **personal service shop**, **day nursery** and recreational uses is 2322.0 square metres;

(C) the maximum number of **dwelling units** is 357;

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

(E) the maximum permitted **building** height is:
   
   (i) the greater of 12.0 **storey** or 37.0 metres for a **building** or **structure** within 30.0 metres of Markham Road; and
   
   (ii) the greater of 18 **storeys** or 55.0 metres for the rest of the **lot**; and

(F) a minimum 1.0 square metre of enclosed recreation floor space is required for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

(A) Performance standard number 517 of Performance Standard Chart – Schedule ‘B’ of the former City of Scarborough Zoning By-law 14402;

(B) Exception number 4 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

(i) the greater of 21.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a lot line abutting Victoria Park Avenue;
(ii) 3.0 metres from a lot line abutting any street other than Victoria Park Avenue;
(iii) 7.5 metres from the rear lot line; and

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

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

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

Site Specific Provisions:

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

(i) the greater of 21.0 metres from the original centre line of Victoria Park Avenue and Sheppard Avenue East, or 3.0 metres from a lot line abutting Victoria Park Avenue and Sheppard Avenue East;
(ii) 3.0 metres from a lot line abutting any street other than Victoria Park Avenue or Sheppard Avenue East; and

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

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

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

Site Specific Provisions:

(A) in addition to the land use permissions for this zone, senior day care centres are a permitted use;
(B) despite land use permissions for this zone, education use, entertainment place of assembly use and recreation use are not permitted uses;
(C) office uses are permitted provided:

(i) the maximum gross floor area of all office uses cannot exceed 1465 square metres; and
(ii) the use is only located within 35 metres of the McNicoll Avenue street line;
(D) the maximum number of dwelling units permitted on the lot is 585;
(E) a minimum of 1.0 square metre of indoor amenity space must be provided per dwelling unit;
(F) the maximum building height, excluding rooftop mechanical rooms and equipment is:

(i) 15 storeys within 35 metres from the Kennedy Road street line and within 55 metres from the McNicoll Avenue street line; and
(ii) 11 storeys beyond 35 metres and within 60 metres from the Kennedy Road street line and within 55 metres from the McNicoll Avenue street line;
(iii) 12 storeys within 35 metres of the remainder of the Kennedy Road street line; and
(iv) 5 storeys on the remaining lands;
(G) the angular plane requirements of 40.10.40.70(2)(D) do not apply;
(H) the rear yard setback requirements of 40.10.70(2)(A)(i) and 40.10.40.70(2)(A)(ii) do not apply;
(I) a minimum of 1.4 parking spaces per dwelling unit are required on the following basis:
(i) 1.0 parking spaces per dwelling unit to be provided for residential parking;
(ii) 0.2 parking spaces per dwelling unit to be provided for residential convenience parking; and
(iii) 0.2 parking spaces per dwelling unit to be provided for visitor parking; and
(J) a minimum of 3 parking spaces per 100 square metres of gross floor area for a senior day care centre use is required.

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

(496) Exception CR 496
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area, minus the gross floor area of enclosed malls used for walkway purposes, is 0.25 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Bamburgh Circle and 3.0 metres from a lot line abutting Bamburgh Circle;
   (ii) the greater of 21.0 metres from the original centre line of Warden Avenue and 3.0 metres from a lot line abutting Warden Avenue;
   (iii) 3.0 metres from a lot line abutting any street other than Warden Avenue or Bamburgh Circle;
(C) the minimum building setback from a side lot line and rear lot line is 7.5 metres; and
(D) below-grade structures must be set back from any lot line that abuts a street a minimum distance equivalent to its full depth measured from its floor to the grade at the street line, but not less than 3 metres.

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

(498) Exception CR 498
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Eating establishment and take-out eating establishments must be set back a minimum of 85.0 metres from the lot line that abuts McNicoll Avenue;
(B) the total maximum permitted gross floor area of all retail stores, financial institutions, eating establishments, take-out eating establishments and personal service shops cannot exceed 1715 square metres;
(C) the total maximum permitted gross floor area of all take-out eating establishments, except bakeries and delicatessens without seating facilities, cannot exceed 465 square metres;
(D) the maximum permitted gross floor area of any individual retail store, personal service shop, eating establishment, or take-out eating establishment cannot exceed 300 square metres;
(E) the minimum building setback from a lot line that abuts a street is 3.0 metres; and
(F) a minimum of 155 parking spaces must be provided.

Prevailing By-laws and Prevailing Sections:

(A) exception number 16 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 17677.

(499) Exception CR 499
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite the maximum floor space index value associated with the letter ‘c’, the gross floor area of all office uses combined may exceed 0.25 times the lot area, up to a maximum of 0.5 times the lot area;
(B) The minimum set back from a lot line that abuts a street to is 3.0 metres; and
(C) parking spaces must be provided at the minimum rate of:

(i) 2.4 parking spaces per 100 square metres of gross floor area for office uses;
(ii) 7.7 parking spaces per 100 square metres of gross floor area for place of worship uses;
(iii) 12 parking spaces per 100 square metres of gross floor area for entertainment place of assembly uses;
(iv) 5 parking spaces per 100 square metres of gross floor area for recreation uses and sports place of assembly uses;
(v) 10.7 parking spaces for eating establishment and take-out eating establishment uses; and
(vi) a minimum of 3.2 parking spaces for all other uses.

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

500 Exception CR 500
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

(i) 40% of the lot area; or
(ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

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

(i) the greater of 16.5 metres from the centre line of Brimley Road, or 3.0 metres from a lot line abutting Brimley Road; and
(ii) the greater of 18.0 metres from the centre line of St.Clair Avenue East, or 3.0 metres from a lot line abutting St. Clair Avenue East.

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

501 Exception CR 501
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

(i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a lot line abutting Kingston Road;
(ii) St. Clair Avenue is the greater of 16.5 metres, from the centre line of St. Clair Avenue, or 3.0 metres from a lot line abutting St. Clair Avenue; and
(iii) any other street, 3.0 metres; and

(B) a place of worship is permitted.

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

502 Exception CR 502
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

(i) St. Clair Avenue is the greater of 18.0 metres, from the centre line of St. Clair Avenue, or 3.0 metres from a lot line abutting St. Clair Avenue; and
(ii) any other street, 3.0 metres; and

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

1327
(C) a place of worship is permitted.

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

(503) Exception CR 503

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

Site Specific Provisions:

(A) The maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Kingston Road, or 3.0 metres from a lot line abutting Kingston Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Kingston Road; and

(C) the minimum building setback from a rear lot line is 3.0 metres.

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

(504) Exception CR 504

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

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts:
   (i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a lot line abutting Kingston Road; and
   (ii) any other street, 3.0 metres; and

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

(C) an attached or detached garage may be located a minimum of 0.3 metres from a side lot line; and

(D) a place of worship is permitted.

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

(505) Exception CR 505

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

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts:
   (i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a lot line abutting Kingston Road; and
   (ii) any other street, 3.0 metres; and

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

(C) a place of worship is permitted.

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

(506) Exception CR 506

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

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts:
   (i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a lot line abutting Kingston Road; and
(ii) any other street, 3.0 metres; and

(B) the minimum building setback from a rear lot line is 3.0 metres; and

(C) the maximum gross floor area of all building excluding basement must not exceed 40% of the area of the lot;

(D) a place of worship is permitted.

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

(508) Exception CR 508

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

Site Specific Provisions:

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

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

(ii) any other street, 3.0 metres; and

(B) the minimum building setback from a rear lot line is 3.0 metres;

(C) a minimum 3.0 metre wide strip of lands must be located along the entire portion of a lot line that abuts a lot in the residential zone category and it must be only used for soft landscaping; and

(D) a place of worship is permitted.

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

(510) Exception CR 510

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

Site Specific Provisions:

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

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

(ii) any other street, 3.0 metres; and

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

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

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

(511) Exception CR 511

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

Site Specific Provisions:

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

(B) the minimum building setback from a side lot line is 0.9 metres;

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

(D) the maximum number of dwelling units permitted is 2;

(E) a vehicle fuel station and a vehicle service station are not permitted; and

(F) an attached or detached garage may be located a minimum of 0.3 metres from a side lot line.

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

(512) Exception CR 512

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

Site Specific Provisions:

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

(B) the minimum building setback from a rear lot line is 3.0 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(513) Exception CR 513

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

Site Specific Provisions:

(A) despite land use permissions for this zone, one dwelling unit is permitted on part of Lot 15, Plan M-475 and part of Lot 1, Plan 2347 if:

(i) it is located in a mixed use building;
(ii) it is located on or above the second storey; and
(iii) it is located in a building that lawfully existed on the date of enactment of this By-law;

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

(i) 70% of the lot area; or
(ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(C) the minimum building setback from a rear lot line is 3.0 metres.

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

(514) Exception CR 514

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

Site Specific Provisions:

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

(B) despite land use permissions for this zone, a dwelling unit is a permitted use provided:

(i) the maximum number of dwelling units permitted is seven;
(ii) all dwelling units are located in a mixed use building; and
(iii) all dwelling units are located on or above the second storey; and

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

(i) 70% of the lot area; or
(ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(D) the minimum building setback from a side lot line that abuts a street is 2.4 metres.

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

(515) Exception CR 515

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

Site Specific Provisions:

(A) despite land use permissions for this zone, amusement arcades, and ancillary amusement devices are not permitted;

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

(C) an office is permitted if it is a professional, business or administrative office;

(D) The total gross floor area for office uses is the greater of:

(i) 100% of the lot area; or
(ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(E) the total gross floor area for all permitted uses other than office, cannot exceed 10% of the total gross floor area built on a lot;

(F) despite (E) above, a total of 350 square metres of gross floor area for permitted uses other than
office may be built before any office uses are built;

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

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

(i) 10.8 parking spaces per 100 square metres of gross floor area for an eating establishment use; and

(ii) 2.4 parking spaces per 100 square metres of gross floor area for all other uses; and

(I) despite 200.5.1.10, if on the date of enactment of this By-law, a lawfully erected building complied with the applicable former zoning by-law for minimum parking space dimensions, which are less than what is required by this By-law, then the minimum parking space dimensions are those which lawfully existed on the date of enactment of this By-law.

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

(516) Exception CR 516
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

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

(C) the maximum combined gross floor area for all recreation use, personal service shop, eating establishment, financial institution, and retail uses is 2000.0 square metres;

(D) the maximum combined gross floor area for an eating establishment and take-out eating establishment is 330.0 square metres;

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

(F) the minimum building setback from a rear yard lot line is 14.0 metres; and

(G) the maximum height of a building or structure on the lot is 16.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 31 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10076 .

(532) Exception CR 532
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area, excluding all basement area, is 0.22 times the area of the lot;

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

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

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

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

(D) a lot line that abuts a Residential Zone category must have a minimum 1.5 metre wide strip of landscaping along the entire length of the abutting lot line.

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

(533) Exception CR 533
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

(B) the minimum building setback from a lot line that abuts Eglinton Avenue is the greater of 23.0
metres from the original centre line of Eglinton Avenue, or 5.0 metres from a lot line abutting Eglinton Avenue;
(C) the minimum building setback from a rear lot line is 7.5 metres; and
(D) a lot line that abuts an RD zone must have a minimum 1.5 metre wide strip of landscaping along the entire length of the abutting lot line.

Prevailing By-laws and Prevailing Sections:
(A) Exception number 16 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9089.

(534) Exception CR 534
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum permitted gross floor area, excluding all basement area, is 0.33 times the area of the lot;
(B) the minimum building setback from a lot line that abuts Eglinton Avenue is the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a lot line abutting Eglinton Avenue;
(C) the minimum building setback from a rear lot line is 7.5 metres; and
(D) a lot line that abuts an RD, or RA zone must have a minimum 1.5 metre wide strip of landscaping along the entire length of the abutting lot line.

Prevailing By-laws and Prevailing Sections:
(A) Exception numbers 2, and 16 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9089 prevail.

(536) Exception CR 536
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum permitted gross floor area, excluding all basement area, is 0.33 time the area of the lot;
(B) despite (A) above, the maximum permitted gross floor area for any one storey is 0.4 times the area of the lot;
(C) the minimum building setback from a street is:
   (i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road; and
   (ii) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a lot line abutting Eglinton Avenue;
(C) the minimum building setback from a rear lot line is 7.5 metres; and
(D) a lot line that abuts an RA zone must have a minimum 1.5 metre wide strip of landscaping along the entire length of the abutting lot line.

Prevailing By-laws and Prevailing Sections:
(A) Exception number 16 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9089.

(537) Exception CR 537
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum permitted gross floor area, excluding all basement area, is 0.6 times the area of the lot;
(B) despite (A) above, the maximum permitted gross floor area for any one storey is 0.4 times the area of the lot;
(C) the minimum building setback from a lot line that abuts a street is:
(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road; and
(ii) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a lot line abutting Eglinton Avenue;

(D) the minimum building setback from a rear lot line is 7.5 metres;
(E) a minimum 1.5 metre wide strip of landscaping is required along an entire lot line abutting an RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 11 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9089.

(538) Exception CR 538
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area, excluding all basement area, is 0.6 times the area of the lot;
(B) the maximum gross floor area for a storey cannot exceed 0.4 times the area of the lot;
(C) the minimum building setback from a lot line that abuts a Eglinton Avenue East is the greater of 23.0 metres from the original centre line, or 5.0 metres from a lot line abutting Eglinton Avenue East;
(D) the minimum building setback from a rear lot line is 7.5 metres; and
(E) a minimum 1.5 metre wide strip of landscaping must provided along a lot line abutting a Residential Zone category.

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

(539) Exception CR 539
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area, excluding all basement area, is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Birchmount Road, or 3.0 metres from a lot line abutting Birchmount Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Birchmount Road; and
(C) a minimum 1.5 metre wide strip of landscaping is required abutting a lot line that abuts an RS or RA zone.

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

(540) Exception CR 540
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area, excluding all basement area, is 0.33 time the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Birchmount Road, or 3.0 metres from a lot line abutting Birchmount Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Birchmount Road; and
(C) a minimum 1.5 metre wide strip of landscaping is required abutting a lot line that abuts an RS or RA zone.

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

(541) Exception CR 541
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

(A) Despite Article 40.10.20, only the following uses are permitted: office, place of worship, and club;

(B) the maximum permitted gross floor area, excluding all basement area is 0.4 times the area of the lot;

(C) the minimum building setback from a lot line that abuts Birchmount Road is 16.5 metres; and

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

Prevailing By-laws and Prevailing Sections:

(A) Exception number 8 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9089.

(542) Exception CR 542

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

Site Specific Provisions:

(A) Despite Article 40.10.20, only the following uses are permitted: office, place of worship, and club;

(B) the maximum permitted gross floor area, excluding all basement area, is 0.4 times the area of the lot;

(C) the minimum building setback from a lot line that abuts Birchmount Road is 16.5 metres;

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

(E) Despite Clause 40.10.50.10, landscaping is not required for a building that lawfully existed on the date of enactment of this By-law.

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

(543) Exception CR 543

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

Site Specific Provisions:

(A) Despite Article 40.10.20, only the following uses are permitted: office, place of worship, and club;

(B) the maximum permitted gross floor area, excluding all basement area, is 0.4 times the area of the lot;

(C) the minimum building setback from a lot line that abuts Birchmount Road is 16.5 metres; and

(D) despite Clause 40.10.50.10, landscaping is not required for a building that lawfully existed on the date of enactment of this By-law.

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

(544) Exception CR 544

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

Site Specific Provisions:

(A) Despite the land use permissions for this zone, only the following uses, subject to Chapter 150 conditions, are permitted: day nursery, financial institution, office, and education use;

(B) ancillary amusement devices are not a permitted use;

(C) the maximum permitted gross floor area, not including the area used for interior walkways, cannot exceed 0.85 times the area of the lot;

(D) the maximum gross floor area for all permitted uses other than office and education use, not including the area used for interior walkways, cannot exceed 0.2 times the area of the lot;

(E) the maximum building height, measured from the average grade to the top of the building, but not including mechanical equipment, is 17.0 metres;

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

   (i) 21.0 metres from the original centre line of Finch Avenue East, or 3.0 metres from the lot line abutting Finch Avenue East; and
(ii) 16.5 metres from the original centre line of Bridletowne Circle, or 3.0 metres from the lot line abutting Bridletowne Circle; and

(G) a minimum of 3.0 parking spaces is required for each 100.0 square metres of gross floor area.

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

(545) Exception CR 545

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

Site Specific Provisions:

(A) Despite land use permissions for the zone, only the following uses are permitted: vehicle fuel station, vehicle service shop, vehicle washing establishment, and retail store;

(B) the maximum permitted gross floor area, not including the area used for interior walkways, cannot exceed 0.4 the area of the lot;

(C) the minimum building setback from a lot line that abuts a street is the greater of:
  (i) 21.0 metres from the original centre line of Finch Avenue East, or 3.0 metres from the lot line abutting Finch Avenue East;
  (ii) 21.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from the lot line abutting Victoria Park Avenue; and
  (iii) 3.0 metres from the lot line abutting Hepscott Terrace;

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

(E) the follow vehicle stacking requirements must be provided on the lot for a vehicle washing establishment:
  (i) a minimum of 10 vehicle stacking spaces arranged in a single line leading to the entrance of the washing bay; and
  (ii) the minimum vehicle stacking space dimension is 2.4 metres in width by 6.0;

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

(546) Exception CR 546

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

Site Specific Provisions:

(A) a place of worship is a permitted use provided that;
  (i) the minimum building setback from a side lot line is 0.5 times the height of the building;
  (ii) the minimum setback from another building is 1.0 the height of the building; and
  (iii) the minimum building setback from a side lot line abutting a street is 12.0 metres;

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

(C) the minimum building setback from a lot line that abuts a street is the greater of:
  (i) 21.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from the lot line abutting Victoria Park Avenue;
  (ii) 21.0 metres from the centre line of original Sheppard Avenue East, or 3.0 metres from the lot line abutting Victoria Park Avenue; and

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

Prevailing By-laws and Prevailing Sections:

(A) Exception number 19 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 12466.

(548) Exception CR 548

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

(A) Despite Article 40.10.20, only a vehicle fuel station is permitted;

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

(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the original centre line of Victoria Park Avenue or 3.0 metres from a lot line abutting Victoria Park Avenue; and
   (ii) the greater of 21.0 metres from the original centre line of Finch Avenue East or 3.0 metres from a lot line abutting Finch Avenue East;

(D) the minimum building setback from a side lot line and rear lot line is 4.5 metres.

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

(549) Exception CR 549

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

Site Specific Provisions:

(A) The maximum gross floor area for each unit must not exceed 930 square metres;

(B) a minimum of 3 parking spaces must be provided each 100 square metres of gross floor area used for education use;

(C) the minimum building setback from a lot line that abuts a street is the greater of:
   (i) 21.0 metres from the original centre line of Finch Avenue East; or
   (ii) 3.0 metres from a lot line abutting Finch Avenue East; and

(D) the minimum building setback from a side lot line and rear lot line is 9.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 59 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 12466.

(550) Exception CR 550

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

Site Specific Provisions:

(A) Despite Article 40.10.20, the following uses are not permitted: amusement arcade, entertainment place of assembly, sports place of assembly, recreational use, and education use;

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

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

(D) the maximum permitted building height, not including mechanical equipment is 9.0 metres;

(E) a minimum of 10.7 parking spaces must be provided each 100 square metres of gross floor area used for restaurant use must be provided;

(F) a minimum of 3 parking spaces must be provided for each 100 square metres of gross floor area for all other uses;

(G) the gross floor area of all permitted uses, minus the gross floor area of offices, Day Nurseries facilities, and enclosed malls used for walkway purposes, must not exceed 40% of the following:
   Total built gross floor area, minus the gross floor area of all enclosed malls used for walkway purposes.

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

(551) Exception CR 551

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

Site Specific Provisions:

(A) Despite Article 40.10.20, the following uses are not permitted: vehicle fuel station, vehicle service shop, vehicle dealership, and drive-in restaurant uses;
(B) the maximum permitted \textbf{gross floor area} of all \textbf{buildings} is 6350.0 square metres;

(C) the maximum total combined \textbf{gross floor area} for all \textbf{ancillary retail and personal service shop} use is 3100.0 square metres;

(D) the minimum \textbf{building setback} from a \textbf{lot line} that abuts a \textbf{street} is the greater of:

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

(ii) 3.0 metres from a \textbf{lot line} abutting Finch Avenue East or Warden Avenue;

(E) the minimum \textbf{building setback} from a \textbf{side lot line} and \textbf{rear lot line} is one half the average height of the \textbf{building main walls} abutting both sides of the \textbf{lot line};

(F) the minimum \textbf{building setback} for an underground \textbf{parking garage} is 0.7 metres from the \textbf{lot line} abutting Finch Avenue East

\textbf{Prevailing By-laws and Prevailing Sections: (None Apply)}

\textbf{(552) Exception CR 552}

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

\textbf{Site Specific Provisions:}

(A) Despite Article 40.10.20, only the following uses are permitted: \textbf{financial institution}, \textbf{performing arts studio}, \textbf{recreation use}, \textbf{personal service shop};

(B) despite Article 40.10.20, a \textbf{laboratory} is permitted provided it is an X-Ray \textbf{laboratory};

(C) despite Section 40.10.20.20, a \textbf{retail store} is permitted provide the \textbf{gross floor area} for a \textbf{food store} does not exceed 465 square metres;

(D) despite Article 40.10.20.20, office use is permitted provided it is not a medical or dental office;

(E) the maximum \textbf{gross floor area} is 0.4 times the area of the \textbf{lot} less all internal area used for walkway purposes;

(F) the minimum \textbf{building setback} from a \textbf{lot line} that abuts a \textbf{street} is the greater of:

(i) 16.5 metres from the centre line of Birchmount Road, or 3.0 metres from a \textbf{lot line} abutting Birchmount Road; and

(ii) 21.0 metres from the centre line of Finch Avenue East, or 3.0 metres from the \textbf{lot line} abutting Finch Avenue East;

(G) the minimum \textbf{building setback} from a \textbf{side lot line} and \textbf{rear lot line} is 3.0 metres; and

(H) a minimum 3.22 \textbf{parking spaces} must be provided for each 100 square metres of \textbf{gross floor area} for all uses except for \textbf{eating establishments} and \textbf{recreation use} which will be provided according to Table 200.5.10.10 of this By-law.

\textbf{Prevailing By-laws and Prevailing Sections: (None Apply)}

\textbf{(553) Exception CR 553}

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

\textbf{Site Specific Provisions:}

(A) The total maximum \textbf{gross floor area} for the following uses: \textbf{retail store}, \textbf{personal service shop}, \textbf{financial institution}, \textbf{eating establishment}, \textbf{day nursery}, and \textbf{recreation use}, minus the \textbf{gross floor area} of enclosed malls used for walkway purposes \textbf{ancillary} to these uses, must not exceed 0.2 of the total permitted \textbf{gross floor area}.

(B) the minimum \textbf{building setback} from a \textbf{lot line} that abuts a \textbf{street} is the greater of:

(i) 21.0 metres from the centre line of Finch Avenue East, or 3.0 metres from the \textbf{lot line} abutting Finch Avenue East; and

(ii) 3 metres from a \textbf{lot line} abutting Wayside Avenue;

(C) the minimum \textbf{parking space} requirement for office use and \textbf{education use} is 2.6 \textbf{parking spaces} for each 100.0 square metres of \textbf{gross floor area};

(D) the minimum \textbf{parking space} requirement for \textbf{eating establishment} use is 10 \textbf{parking spaces} for each 100.0 square metres of \textbf{gross floor area}.

\textbf{Prevailing By-laws and Prevailing Sections:}
(A) Exception number 80 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 12466.

(555) Exception CR 555

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

Site Specific Provisions:

(A) Despite Article 40.10.20, only the following uses are permitted: vehicle dealership, vehicle service shop, vehicle repair shop, vehicle fuel station, vehicle washing establishment, retail store, retail service, office, day nursery, eating establishment, take-out eating establishment, recreation use, funeral home, hotel, and club;

(B) place of worship is also a permitted use provided:

(i) that it complies with the specific use regulations in Section 150.50;

(ii) that the maximum permitted gross floor area of the first floor for all place of worship uses is 0.5 times the area of the lot;

(iii) the minimum building setback from a side lot line is equal to one half times the height of the building; and

(iv) the minimum building setback from a lot line that abuts Highway 2 is 36.0 metres from the centre line of Highway 2;

(C) the maximum permitted gross floor area is 0.4 times the area of the lot; and

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

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

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

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

(556) Exception CR 556

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

Site Specific Provisions:

(A) Despite Article 40.10.20, only the following uses are permitted, subject to the specific use regulations in Chapter 150: vehicle service shop and vehicle repair shop; and

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

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

(557) Exception CR 557

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

Site Specific Provisions:

(A) place of worship is a permitted use provided:

(i) that it complies with the specific use regulations in Section 150.50;

(ii) that the maximum permitted gross floor area of the first floor for all place of worship uses is 0.5 times the area of the lot;

(iii) the minimum building setback from a side lot line is equal to one half times the height of the building; and

(iv) the minimum building setback from a lot line that abuts Highway 2 is 36.0 metres from the centre line of Highway 2;

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

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

(i) the greater of 16.5 metres from the original centre line of Kingston Road, Military Trail, and
Morrish Road, or 3.0 metres from a lot line abutting Kingston Road, Military Trail, and Morrish Road; and
(ii) 3.0 metres from a lot line abutting any street other than Kingston Road, Military Trail, and Morrish Road.

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

(558) Exception CR 558
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) place of worship is a permitted use provided:

(i) that it complies with the specific use regulations in Section 150.50;
(ii) that the maximum permitted gross floor area of the first floor for all place of worship uses is 0.5 times the area of the lot;
(iii) the minimum building setback from a side lot line is equal to one half times the height of the building; and
(iv) the minimum building setback from a lot line that abuts Highway 2 is 36.0 metres from the centre line of Highway 2;

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

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

(i) the greater of 16.5 metres from the centre line of Military Trail, and Morrish Road, or 3.0 metres from a lot line abutting Military Trail, and Morrish Road; and
(ii) 3.0 metres from a lot line abutting any street other than Military Trail, and Morrish Road.

Prevailing By-laws and Prevailing Sections:

(A) Exception numbers 1 and 23 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 10827 prevail.

(560) Exception CR 560
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 40.10.20, only the following uses are permitted: financial institution, personal service shop, eating establishment, take-out eating establishment, and retail store;
(B) office uses are also permitted, provided they are not a medical office;
(C) the maximum permitted gross floor area is 1.0 times the area of the lot;
(D) a minimum of 33% of the permitted gross floor area must be used for office uses;
(E) the maximum gross floor area for eating establishment uses is 125 square metres; and
(F) parking spaces must be provided as follows:

(i) a minimum of 30 parking spaces for the first 4,171 square metres of gross floor area; and
(ii) for any additional gross floor area in excess of 4,171 square metres:

(a) 3 parking spaces per 100 square metres of gross floor area for retail store, personal service shop, and financial institution uses;
(b) 3 parking spaces per 100 square metres, minus the gross floor area of main floor public lobbies and main floor public walkways, for office uses; and
(c) 10.7 spaces per 100 square metres of gross floor area for eating establishment uses.

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

(561) Exception CR 561
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) The maximum permitted gross floor area is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Kingston Road, or 3.0 metres from a lot line abutting Kingston Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Kingston Road.

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

(563) Exception CR 563
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the land use permissions for this zone, the following uses are not permitted:
   (i) vehicle fuel station; and
   (ii) vehicle service shop;

(B) dwelling units are permitted provided the number of dwelling units does not exceed a maximum of one dwelling unit per 28 square metres of lot area;
(C) the maximum lot coverage must not exceed 50% of the lot area;
(D) the gross floor area of all non-residential uses, must not exceed 0.3 times the lot area;
(E) the maximum permitted height of a building on the lot is 25.0 metres, not including rooftop mechanical equipment;
(F) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; and
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;

(G) the minimum building setback is:
   (i) 19.0 from a rear lot line; and
   (ii) 2.0 metres from a lot line that abuts a street;

(H) indoor amenity space must be provided at a minimum rate of 2.4 square metres for each dwelling unit;
(I) an unenclosed porch may encroach into the required rear yard setback a maximum of 6.0 metres; and
(J) parking for dwelling units must be provided at a minimum rate of 1.25 parking spaces per dwelling unit.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 2 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 9276.

(564) Exception CR 564
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted:
   (i) dwelling units provided they are located in an apartment building or mixed use building;
   (ii) day nursery;
   (iii) group home;
   (iv) retirement home;
   (v) nursing home;
(vi) private home daycare provided it is an ancillary use;
(vii) an office, provided it is not a medical office;
(viii) personal service shop;
(ix) retail store; and
(x) service shop;

(B) despite land use permissions for this zone, an amusement arcade is not a permitted use;
(C) the maximum permitted gross floor area for all non-residential uses, not including the area used for enclosed walkways and malls, and areas used for storage purposes, is 0.2 times the lot area;
(D) the maximum permitted number of dwelling units is 24; and
(E) parking spaces for all non-residential uses must be provided at a minimum rate of 0.95 parking spaces per 100 square metres of gross floor area.

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

(565) Exception CR 565
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road; and
   (iii) 3.0 metres from a lot line abutting any street other than Kennedy Road.

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

(567) Exception CR 567
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area, not including the area of basements, is 40% of the lot area;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of St. Clair Avenue, or 3.0 metres from a lot line abutting St. Clair Avenue; and
   (ii) the greater of 22.0 metres from the original centre line of Danforth Road or 3.0 metres from a lot line abutting Danforth Road.

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

(568) Exception CR 568
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area, not including the area of basements, is 40% of the lot area;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 22.0 metres from the original centre line of Danforth Road or 3.0 metres from a lot line abutting Danforth Road; and
   (ii) 2.4 metres from a lot line abutting any street other than Danforth Road.

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

(569) Exception CR 569
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area, not including the area of basements, is 40% of the lot area;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 18.0 metres from the original centre line of Kennedy Road or 3.0 metres from
        a lot line abutting Kennedy Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Kennedy Road.

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

(570) Exception CR 570
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area, not including the area of basements, is 40% of the lot area;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 18.0 metres from the original centre line of Kennedy Road, or St. Clair Avenue,
        or 3.0 metres from a lot line abutting Kennedy Road or St. Clair Avenue; and
   (ii) 3.0 metres from a lot line abutting any street other than Kennedy Road or St. Clair Avenue.

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

(571) Exception CR 571
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) a minimum of 50% of the area of the lot must be used for no purpose other than landscaping;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from
        a lot line abutting Kennedy Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Kennedy Road;
(C) the minimum building setback from a rear lot line is 13.5 metres.

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

(572) Exception CR 572
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite land use permissions for this zone, a vehicle fuel station and a vehicle service station
    are not permitted uses;
(B) the maximum permitted gross floor area, not including the area of basements, is 40% of the lot area;
(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres
        from a lot line abutting Eglinton Avenue; and
   (ii) 3.0 metres from a lot line abutting any street other than Eglinton Avenue;
(D) the minimum building setback is 7.5 metres from a rear lot line.

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

(573) Exception CR 573
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite land use permissions for this zone, a vehicle fuel station and a vehicle service station are not permitted uses;

(B) the maximum permitted gross floor area, not including the area of basements, is 60% of the lot area;

(C) despite (B) above, the maximum permitted gross floor area for any one storey is 40% of the lot area; and

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

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

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

(iii) 3.0 metres from a lot line abutting any street other than Eglinton Avenue or Kennedy Road.

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

(574) Exception CR 574
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is 40% of the lot area;

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

(i) 16.5 metres from the original centre line of Midland Avenue;

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

(iii) 3.0 metres from a lot line abutting any street other than Eglinton Avenue or Midland Avenue;

(C) the minimum building setback is 7.5 metres from a rear lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(575) Exception CR 575
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, a vehicle fuel station and a vehicle service station are not permitted uses;

(B) the maximum permitted gross floor area, not including the area of basements, is 200% of the lot area;

(C) the minimum building setback from a lot line that abuts a street is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road;

(ii) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a lot line abutting Eglinton Avenue; and

(iii) 3.0 metres from a lot line abutting any street other than Eglinton Avenue or Kennedy Road;

(D) the minimum building setback is:

(i) 0.9 metres from a side lot line for the first storey;

(ii) 2.4 metres from a side lot line for all storeys located above the first storey;

(iii) 0 metres from the Hydro-Electric Power Commission of Ontario lands; and

(E) parking spaces for all uses must be provided at a minimum rate of 0.42 parking spaces per 100 square metres of gross floor area, not including the area of any basements.

Prevailing By-laws and Prevailing Sections: (None Apply)

(576) Exception CR 576
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) the maximum permitted gross floor area, not including the area of basements, is 33% of the lot area;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 18.0 metres from the original centre line of St. Clair Avenue or 3.0 metres from a lot line abutting St. Clair Avenue;
   (ii) 3.0 metres from a front lot line abutting any street other than St. Clair Avenue; and
   (iii) 2.4 metres from a side lot line that abuts a street if the lot is a corner lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(578) Exception CR 578
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Danforth Road, or 3.0 metres from a lot line abutting Danforth Road; and
   (iii) 3.0 metres from a lot line abutting any street other than Danforth Road.

Prevailing By-laws and Prevailing Sections:
(A) Exception number 4 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9276.

(579) Exception CR 579
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite land use permissions for this zone, the only permitted use is parking and vehicle access for the eating establishment located on the abutting lot to the south.

Prevailing By-laws and Prevailing Sections: (None Apply)

(580) Exception CR 580
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite land use permissions for this zone, the total gross floor area of any individual retail store must not exceed 1000 square metres;
(B) despite land use permissions for this zone, amusement arcades, and ancillary amusement devices are not permitted uses;
(C) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 50% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
(D) the minimum building setback from a lot line that abuts Ellesmere Road is the greater of 21.0 metres from the centre line of Ellesmere Road, or 3.0 metres from a lot line abutting Ellesmere Road;
(E) despite 40.10.40.60, a roof overhang many encroach into a required building setback from a lot line that abuts a street up to a maximum of 1.0 metres; and
(F) parking spaces must be provided at a minimum rate of:
   (i) 10 parking spaces per 100 square metres of gross floor area for an eating
establishment use;
(ii) 3.5 parking spaces per 100 square metres of gross floor area for an office use;
(iii) 12 parking spaces per 100 square metres of gross floor area for an entertainment place of assembly use;
(iv) 5 parking spaces per 100 square metres of gross floor area for a recreation use; and
(v) 3 parking spaces per 100 square metres of gross floor area for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(582) Exception CR 582
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) The maximum gross floor area of all buildings is 0.42 times the area of the lot;
(B) the maximum number of dwelling units permitted is 100.0 units per hectare;
(C) the minimum building setback from a lot line abutting a street is 3.0 metres;
(D) the maximum permitted building height is 10.5 metres; and
(E) the minimum required parking spaces is:

(i) 2.4 parking spaces per 100.0 square metres of office gross floor area;
(ii) 10.0 parking spaces per 100.0 square metres of eating establishment gross floor area; and
(iii) 1.25 parking spaces per dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(583) Exception CR 583
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) despite land use permissions for this zone, a place of worship is a permitted use provided it complies with the specific use regulations in Section 150.50;
(B) the maximum permitted gross floor area, not including the area of any basements, is the greater of:

(i) 40% of the lot area; or
(ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(C) the minimum building setback from a lot line that abuts a street is:

(i) the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road; and
(ii) 3.0 metres from a lot line abutting any street other than Kennedy Road.

Prevailing By-laws and Prevailing Sections: (None Apply)

(584) Exception CR 584
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) despite land use permissions for this zone, vehicle fuel stations, vehicle service shops, eating establishments, take-out eating establishments, amusement arcades, and ancillary amusement devices are not permitted uses;
(B) the only use permitted on the second storey is office;
(C) the maximum permitted gross floor area, not including the area of any basements, is the greater of:

(i) 40% of the lot area; or
(ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(D) the maximum permitted height of a building is the greater of:
   (i) one storey; or
   (ii) the height that lawfully existed on the date of enactment of this By-law;

(E) the minimum building setback from a lot line that abuts Kennedy Road is the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road; and

(F) the minimum building setback is:
   (i) 1.5 metres from a side lot line; and
   (ii) 0.9 metres from a rear lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(585) Exception CR 585
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, vehicle fuel stations, vehicle service shops, amusement arcades, and ancillary amusement devices are not permitted uses;

(B) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(C) the maximum permitted height of a building is the greater of:
   (i) one storey; or
   (ii) the height that lawfully existed on the date of enactment of this By-law;

(D) the minimum building setback from a lot line that abuts Kennedy Road is the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road; and

(E) the minimum building setback is:
   (i) 1.5 metres from a side lot line; and
   (ii) 0.9 metres from a rear lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(588) Exception CR 588
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, a place of worship is a permitted use provided it complies with the specific use regulations in Section 150.50;

(B) despite land use permissions for this zone, dwelling units are permitted provided:
   (i) they are located in a mixed use building;
   (ii) there is a maximum of one dwelling unit per every one service shop located in the same building; and
   (iii) not more than two dwelling units may be served by a common means of access and egress;

(C) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and
(D) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road; and
   (ii) 3.0 metres from a lot line abutting any other street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(589) Exception CR 589

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

   (A) despite land use permissions for this zone, a place of worship is a permitted use provided it complies with the specific use regulations in Section 150.50;
   (B) despite land use permissions for this zone, dwelling units are permitted provided:
       (i) they are located in a mixed use building;
       (ii) there is a maximum of one dwelling unit per every one service shop located in the same building;
       (iii) not more than two dwelling units may be served by a common means of access and egress; and
       (iv) parking spaces must be provided at a minimum rate of:
           (a) 3 parking spaces per 100 square metres of gross floor area for an education and training facility use;
           (b) 10.7 parking spaces per 100 square metres of gross floor area for a place of assembly use that is a banquet hall;
           (c) 12 parking spaces per 100 square metres of gross floor area for an entertainment place of assembly use;
           (d) 5 parking spaces per 100 square metres of gross floor area for a recreation use;
           (e) 7.7 parking spaces per 100 square metres of gross floor area for a place of worship use; and
           (f) 3.22 parking spaces per 100 square metres of gross floor area for all other uses;
   (C) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
       (i) 40% of the lot area; or
       (ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and
   (D) the minimum building setback from a lot line that abuts Kennedy Road is the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road.

Prevailing By-laws and Prevailing Sections: (None Apply)

(590) Exception CL 590

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

   (A) despite land use permissions for this zone, dwelling units are permitted only if:
       (i) they are located in a mixed use building; and
       (ii) there is a maximum of one dwelling unit for each service shop located in the same building;
   (B) the maximum permitted gross floor area is the greater of:
       (i) 25% of the lot area; or
       (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
   (C) the minimum building setback from a lot line that abuts a street is:
(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a lot line abutting Eglinton Avenue East;
(ii) the greater of 16.5 metres from the centre line of Brimley Road, or 3.0 metres from a lot line abutting Brimley Road; and
(iii) 3.0 metres from a lot line abutting any other street; and

(D) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(591) Exception CR 591

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, amusement arcades, and ancillary amusement devices are not permitted uses;

(B) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 33% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Kennedy Road.

Prevailing By-laws and Prevailing Sections: (None Apply)

(592) Exception CR 592

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, vehicle fuel stations and vehicle service shops are not permitted;

(B) an eating establishment is a permitted if:
   (i) it is a minimum of 21.0 metres from an RD zone; and
   (ii) the interior floor area is not more than 214.0 square metres;

(C) a maximum of one ancillary amusement device is permitted per non-residential use;

(D) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 22% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(E) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road;
   (ii) the greater of 21.0 metres from the original centre line of Lawrence Avenue East, or 3.0 metres from a lot line abutting Lawrence Avenue East; and
   (iii) 3.0 metres from a lot line abutting any other street; and

(F) the minimum building setback from a rear lot line is 6.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(593) Exception CR 593

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) a self-storage warehouse is a permitted use;

(B) a maximum of one ancillary amusement device is permitted per non-residential use;

(C) the maximum permitted gross floor area, not including the area of any basement, is the greater of:
   (i) 22% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(D) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Lawrence Avenue East, or 3.0 metres from a lot line abutting Lawrence Avenue East; and
   (ii) 3.0 metres from any other street.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 594
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, a place of worship is a permitted use provided it complies with the specific use regulations in Section 150.50;

(B) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(C) the minimum building setback from a lot line that abuts Kennedy Road is the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a lot line abutting Kennedy Road; and

(D) the minimum building setback is:
   (i) 0.3 metres from a side lot line; and
   (ii) 1.5 metres from a rear lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 595
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, self-storage warehouse is a permitted use;

(B) a maximum of one ancillary amusement device is permitted per non-residential use;

(C) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 22% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(D) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Lawrence Avenue East and Kennedy Road, or 3.0 metres from a lot line abutting Lawrence Avenue East and Kennedy Road; and
   (ii) 3.0 metres from any other street.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 596
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) despite land use permissions for this zone, self-storage warehouse is a permitted use;

(B) a maximum of one ancillary amusement device is permitted per non-residential use;

(C) the maximum permitted gross floor area, not including the area of any enclosed malls used for walkway purposes, is the greater of:
   (i) 45% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(D) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Lawrence Avenue East and Kennedy Road, or 3.0 metres from a lot line abutting Lawrence Avenue East and Kennedy Road; and
   (ii) 3.0 metres from any other street.

(E) parking spaces must be provided at a minimum rate of:
   (i) 3 parking spaces per 100 square metres of gross floor area for an education and training facility use;
   (ii) 10.7 parking spaces per 100 square metres of gross floor area for a place of assembly use that is a banquet hall;
   (iii) 12 parking spaces per 100 square metres of gross floor area for an entertainment place of assembly use;
   (iv) 5 parking spaces per 100 square metres of gross floor area for a recreation use;
   (v) 1.5 parking spaces per 100 square metres of gross floor area for a day nursery use; and
   (vi) 3.22 parking spaces per 100 square metres of gross floor area for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 597
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, amusement arcades, and ancillary amusement devices are not permitted uses;

(B) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 33% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(B) the minimum building setback from a lot line that abuts a street is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 598
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, amusement arcades, and ancillary amusement devices are not permitted uses;

(B) the maximum permitted gross floor area, not including the area of any basements, is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Ellesmere Road, or 3.0 metres from a lot line abutting Ellesmere Road; and
   (ii) 3.0 metres from a lot line abutting any street other than Ellesmere Road; and

(D) despite 40.10.40.60, a roof overhang many encroach into a required building setback from a lot
line that abuts a street up to a maximum of 1.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(599) Exception CR 599
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) despite land use permissions for this zone, vehicle fuel stations, vehicle service shops, amusement arcades, and ancillary amusement devices are not permitted uses;
(B) the maximum permitted gross floor area is the greater of:
   (i) 0.33 times the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
(C) the maximum permitted height of a building is the greater of:
   (i) 8.0 metres; or
   (ii) the height that lawfully existed on the date of enactment of this By-law;
(D) the minimum building setback from a lot line that abuts a street is 3.0 metres; and
(E) the rear main wall of the building must not be located more than 11.3 metres from the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(600) Exception CR 600
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) despite land use permissions for this zone, vehicle fuel stations, vehicle service shops, amusement arcades, and ancillary amusement devices are not permitted uses;
(B) the only use permitted on the second storey is office;
(C) eating establishment is a permitted use provided:
   (i) the total gross floor area for all eating establishment uses is 232 square metres; and
   (ii) parking spaces must be provided at a minimum rate of 10.5 parking spaces per 100 square metres of gross floor area;
(D) the maximum permitted gross floor area is the greater of:
   (i) 0.5 times the area of the lot; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
(E) the maximum permitted height of a building is the greater of:
   (i) 8.0 metres; or
   (ii) the height that lawfully existed on the date of enactment of this By-law;
(F) the minimum building setback from a rear lot line is 13.5 metres;
(G) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(H) despite 40.10.40.60, a roof overhang many encroach into a required building setback from a lot line that abuts a street up to a maximum of 1.0 metres; and
(I) landscaping is not required for a building that lawfully existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(601) Exception CR 601
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) despite land use permissions for this zone, vehicle fuel stations, vehicle service shops, eating
establishments, take-out eating establishments, amusement arcades, and ancillary
amusement devices are not permitted uses;

(B) the only use permitted on the second storey is office;

(C) the maximum permitted gross floor area is the greater of:
   (i) 0.5 times the area of the lot; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(D) the maximum permitted height of a building is the greater of:
   (i) 8.0 metres; or
   (ii) the height that lawfully existed on the date of enactment of this By-law;

(E) the minimum building setback from a lot line that abuts a street is 3.0 metres; and

(F) landscaping is not required for a building that lawfully existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(602) Exception CR 602

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is the greater of:
   (i) 25% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Brimley Road, or 3.0 metres from a lot line abutting Brimley Road;
   (ii) the greater of 23 metres from the centre line of Eglinton Avenue, or 5.0 metres from a lot line abutting Eglinton Avenue; and
   (iii) 3.0 metres from a lot line abutting any street other than those listed in (i) and (ii) above; and

(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(603) Exception CR 603

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(B) the total combined maximum gross floor area of all buildings on Blocks A and B, Registered Plan 5153 must not exceed 2,089 square metres;

(C) the total maximum gross floor area of all buildings on Block C, Registered Plan 5153 must not exceed 7,173 square metres; and

(D) the minimum building setback from a lot line that abuts a street is:
   the greater of 16.5 metres from the original centre line of Brimley Road and Danforth Road, or 3.0 metres from a lot line abutting Brimley Road and Danforth Road;
   (i) the greater of 23 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a lot line abutting Eglinton Avenue; and
   (iii) 3.0 metres from a lot line abutting any street other than those listed in (i) and (ii) above.

Prevailing By-laws and Prevailing Sections: (None Apply)
(604) Exception CR 604
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, the outdoor sales or display of goods or commodities is
only permitted provided it is located:

(i) within 30 metres of the main wall; and
(ii) within 210 metres of the west lot line;

(B) the maximum permitted gross floor area is the greater of:

(i) 0.3 times the lot area; or
(ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(C) the minimum building setback from a lot line that abuts a street is 3.0 metres;

(D) despite (C) above, no minimum building setback from a lot line that abuts a street is required for
patios, roof overhangs, canopies and supporting columns; and

(E) parking spaces for personal service shops, retail stores, and eating establishments ancillary
to retail stores must be provided at a minimum rate of 5.0 parking spaces for each 100 square
metres of gross floor area.

Prevailing By-laws and Prevailing Sections: (None Apply)

(605) Exception CR 605
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts Eglinton Avenue is the greater of:

(i) 5.0 metres; or
(ii) 23.0 metres from the original centreline of Eglinton Avenue; and

(B) The minimum building setback from a lot line that abuts Brimley Road or Danforth Road is the
greater of:

(i) 3.0 metres; or
(ii) 16.5 metres from the original centreline of Brimley Road and Danforth Road.

Prevailing By-laws and Prevailing Sections: (None Apply)

(606) Exception CR 606
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted:

(i) an office if it is only used for:

(a) real estate, insurance, a travel agent, a trust company, or a finance company;

(ii) a retail store if:

(a) it only sells automotive supplies, hobby supplies, furniture and lighting fixtures, photographic and art supplies, sporting goods, textiles and fabrics, and home
improvement supplies; or

(b) it is a drug store or delicatessen;

(iii) a personal service shop if it is only used for a beauty parlour, or a cleaners;

(iv) an eating establishment if the sale of foods and beverages is for consumption inside a
building;

(v) a financial institution;

(vi) a custom workshop if it is only a custom tailor; and

1353
(vii) a photographic and art studio; and

(B) the maximum permitted gross floor area is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law; and

(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the original centre line of Danforth Road, or 3.0 metres from a lot line abutting Danforth Road; and
   (ii) 3.0 metres from a lot line abutting any other street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(607) Exception CR 607
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) the minimum building setback from a lot line that abuts a street is the greater of:
      (i) 3.0 metres from a lot line that abuts Midland Avenue or McCowan Road and 5.0 metres if a lot line abuts Eglinton Avenue; or
      (ii) 16.5 metres from the original centre line of Midland Avenue and McCowan Road and 23.0 metres from the original centre line of Eglinton Avenue East;
   (B) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(608) Exception CR 608
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) the minimum building setback from a lot line that abuts Eglinton Avenue is the greater of:
      (i) 5.0 metres; or
      (ii) 23.0 metres from the original centreline of Eglinton Avenue; and
   (B) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(609) Exception CR 609
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

(A) despite land use permissions for this zone, dwelling units are permitted provided:
   (i) they are located in a mixed use building; and
   (ii) there is a maximum of one dwelling unit per every one service shop located in the same building;

(B) the maximum permitted gross floor area is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(C) the total maximum gross floor area permitted for all uses on a lot may exceed 40% of the lot area provided the maximum gross floor area for all non-residential uses on the lot does not exceed 40% of the lot area;

(D) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 23.0 metres from the centre line of Eglinton Avenue East, or 5.0 metres from a lot line abutting Eglinton Avenue East; and
   (ii) 3.0 metres from a lot line abutting any street other than Eglinton Avenue East;
(E) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(F) **parking spaces** must be provided at a minimum rate of:

(i) **7.7 parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;

(ii) **10.7 parking spaces** per 100 square metres of **gross floor area** for a **place of assembly** use that is a banquet hall;

(iii) **12 parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;

(iv) **5 parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;

(v) **1 parking space** per each **dwelling unit**; and

(vi) **3.22 parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(621) Exception CR 621

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, an **eating establishment** is only permitted provided it is on a **lot** which is located a minimum of 91.0 metres from a **lot** in a Residential Zone category;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of **3.0 metres** and:

(i) **21.0 metres**, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; and

(ii) **3.0 metres** from a **lot line** that abuts any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is **7.5 metres**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(622) Exception CR 622

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, the uses permitted are limited to:

(i) **vehicle fuel station**;

(ii) **vehicle service shop**;

(iii) **vehicle washing establishment**;

(iv) **car/truck leasing** provided the use is limited to a maximum of **15 vehicles** consisting of cars and/or trucks, with the trucks having a maximum carrying load of 454 kilograms; and

(v) **retail store** provided total maximum **gross floor area** for all **retail store** uses must not exceed 150 square metres;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of **3.0 metres**, and **21.0 metres** measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue, or Kennedy Road; and

(C) the minimum **building setback** from a **rear lot line** is **7.5 metres**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(623) Exception CR 623

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, an **office** does not include a medical office;

(B) a minimum of **5.0 square metres** of office use must exist for each 1.0 square metre of non-office uses on the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of **3.0 metres**, and
21.0 metres measured from the original centreline of the street, if the lot line abuts Sheppard Avenue or Kennedy Road;

(D) parking spaces must be provided at a minimum rate of 2.9 for each 100 square metres of gross floor area;

(E) an above ground parking structure must not exceed a maximum height of 20.0 metres; and

(F) all parking spaces must have a minimum size of 2.7 metres by 5.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) exception numbers 58 and 68 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9350 prevail.

(624) Exception CR 624

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, the only permitted uses are:

(i) an office which does not include a medical office;

(ii) a dwelling unit in a detached house; and

(iii) private home daycare;

(B) the minimum building setback from a lot line that abuts a street is:

(i) 3.0 metres; and

(ii) 6.0 metres for that portion of the main wall containing a vehicular access to a parking space;

(C) The minimum building setback from a side lot line is 0.9 metres;

(D) a lot containing a detached house must comply with the following:

(i) the minimum building setback from a side lot line is:

(a) 0.3 metres for that portion of a building containing a parking space; and

(b) 0.9 metres in all other cases;

(E) parking spaces may only be located in a side yard or rear yard;

(F) parking spaces must be provided at a minimum rate of:

(i) 1 parking space per each dwelling unit; and

(ii) 3.5 parking spaces for each 100 square metres of gross floor area for all other uses.

Prevailing By-laws and Prevailing Sections:

(A) exception number 69 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9350.

(625) Exception CR 625

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a front lot line that abuts a street is 30.0 metres;

(B) The gross floor area of all buildings must not exceed the lot area;

(C) amenity space must be provided in each building at a minimum rate of 1.0 square metres for each dwelling unit;

(D) The minimum building setback from a rear lot line is 15.0 metres;

(E) financial institutions, retail stores and personal service shops are also permitted if:

(i) they are located on the ground floor; and

(ii) the interior floor area of all financial institutions, retail stores and personal service shops does not exceed 1400.0 square metres;
(F) the maximum height of a building is:
   (i) 10.0 metres for all building walls facing a detached house and those within 3.0 metres of the required rear yard setback, measured from the lowest grade elevation to the eaves of the said walls; and
   (ii) 15.0 metres in all other cases;
(G) a strip of land immediately abutting the entire length of the south and east lot lines and having a with a minimum width of 3.0 metres, must be used for no other purpose than landscaping;
(H) parking space must be provided at a minimum rate of 1.2 for each dwelling unit;
   (i) a parking space must not be located in the front yard.

Prevailing By-laws and Prevailing Sections: (None Apply)

(626) Exception CR 626
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) despite land use permissions for this zone, the only permitted uses are:
      (i) an office which does not include a medical office;
      (ii) a dwelling unit in a detached house; and
      (iii) private home daycare;
   (B) the maximum height of a detached house is the lesser of 9.0 metres and 2 storeys;
   (C) the minimum building setback from a lot line that abuts a street is 3.0 metres; and
   (D) the minimum building setback from a side lot line that does not abut a street is 0.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(627) Exception CR 627
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
   (A) despite land use permissions for this zone, the only permitted uses are:
      (i) an office which does not include a medical office;
      (ii) a dwelling unit in a detached house; and
      (iii) private home daycare;
   (B) the uses permitted in (A) above, are not permitted in combination with one another on the same lot, except for (ii) and (iii);
   (C) a detached house:
      (i) must be located on a lot that has a minimum lot frontage of 15.0 metres and a minimum lot area of 510 square metres;
      (ii) must be set back a minimum of 5.0 metres from a lot line that abuts a street;
      (iii) must be set back from a side lot line a minimum of:
         (a) 0.3 metres for the part of the building (garage or carport) that contains a parking space; and
         (b) 0.9 metres for all other parts of the building;
      (iv) must be set back below grade the greater of 3.0 metres and the distance between the elevation of the lowest floor of the parking structure and the elevation of the ground at the front lot line;
   (D) for an office use:
      (i) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and:
         (a) 21.0 metres, measured from the original centreline of the street, if the lot line abuts
Kennedy Road;

(ii) the minimum building setback from a rear lot line is 3.0 metres;

(iii) the minimum building setback of a structure below grade is the greater of 3.0 metres and the distance between the elevation of the lowest floor of the structure and the elevation of the ground at the front lot line;

(iv) parking spaces must be provided at a minimum rate of 3.22 for each 100 square metres of gross floor area;

(v) access to the required parking spaces must be provided via a driveway having a minimum width of 4.5 metres;

(vi) lands located between the front lot line and the minimum front yard setback line must be used for no other purpose than landscaping and an access driveway; and

(vii) a minimum 1.5 metre and 1.0 metre wide strip of land immediately abutting the rear lot line and side lot lines respectively, must be used for no other purpose than landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(628) Exception CR 628

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite the land use permissions for this zone:

(i) a personal service shop and retail store are permitted provided each use does not exceed a gross floor area greater than 450 square metres; and

(ii) an eating establishment is permitted provided:

(a) it does not exceed a gross floor area greater than 97.5 square metres; and

(b) parking spaces are provided at a minimum rate of 5.0 for each 100 square metres of gross floor area for eating establishment uses;

(B) despite the zoning provisions of this By-law, the existing structures on this site, at the time of the passing of this By-law, may remain as sited; and

(C) for a below grade structure the minimum building setback is the greater of 3.0 metres and the distance between the elevation of the lowest floor of the below grade structure and the elevation of the ground at the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(629) Exception CR 629

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, the only permitted uses are:

(i) an office which does not include a medical office;

(ii) a dwelling unit in a detached house; and

(iii) private home daycare;

(B) the minimum building setback from a lot line that abuts a street is:

(i) 6.0 metres for the main wall of the building containing a vehicle entrance to a parking space; and

(ii) 3.0 metres in all other cases;

(C) a parking space not in a detached house can only be located in a side yard or rear yard; and

(D) the house existing on the lot prior to the date of the enactment of this by-law is permitted with a building setback of 0.8 metres from the lot line abutting Kennedy Road; and

(E) office uses and parking facilities in a rear yard are not permitted unless municipal storm water drainage facilities are available.
Prevailing By-laws and Prevailing Sections: (None Apply)

(630) Exception CR 630
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite land use permissions for this zone, a recreation use which is a bowling alley is only permitted provided:
   (i) the gross floor area of the bowling alley is not more than 37% of the lot area; and
   (ii) the bowling alley is the sole use on the lot;
(B) despite land use permissions for this zone, an eating establishment is only permitted provided it is on a lot which is located a minimum of 91.0 metres from a lot in a Residential Zone category; and
(C) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and:
   (i) 16.5 metres, measured from the original centreline of the street, if the lot line abuts Bonis Avenue, Huntingwood Drive and Birchmount Road;
   (ii) 21.0 metres, measured from the original centreline of the street, if the lot line abuts Sheppard Avenue, Warden Avenue and Kennedy Road; and
   (iii) 3.0 metres from a lot line that abuts any other street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(631) Exception CR 631
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite land use permissions for this zone, an eating establishment is only permitted provided it is on a lot which is located a minimum of 91.0 metres from a lot in a Residential Zone category;
(B) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and:
   (i) 21.0 metres, measured from the original centreline of the street, if the lot line abuts Sheppard Avenue; and
   (ii) 3.0 metres from a lot line that abuts any other street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(632) Exception CR 632
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite land use permissions for this zone, an eating establishment is only permitted provided it is on a lot which is located a minimum of 91.0 metres from a lot in a Residential Zone category;
(B) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and:
   (i) 21.0 metres, measured from the original centreline of the street, if the lot line abuts Sheppard Avenue, or Kennedy Road; and
   (ii) 3.0 metres from a lot line that abuts any other street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(634) Exception CR 634
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite land use permissions for this zone:
   (i) an eating establishment is only permitted provided it is on a lot which is located a minimum of 91.0 metres from a lot in a Residential Zone category; and
(ii) a vehicle fuel station and a vehicle service shop are not permitted uses;

(B) the minimum building setback from a lot line that abuts a street is the greater of 3.0 metres and:

(i) 21.0 metres, measured from the original centreline of the street, if the lot line abuts Sheppard Avenue, or Kennedy Road; and

(ii) 3.0 metres from a lot line that abuts any other street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(638) Exception CR 638
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is 0.4 times the area of the lot;

(B) the minimum building setback from a lot line that abuts a street is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road; and

(ii) 3.0 metres from a lot line abutting any other street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(639) Exception CR 639
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is 0.6 times the area of the lot;

(B) the minimum building setback from a lot line abutting Kingston Road is the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road;

(C) the maximum building height is the lesser of 3 storeys or 10.0 metres;

(D) the minimum number of parking spaces required for a hotel use is 1.0 parking space for each bedroom unit; and

(E) parking spaces must be provided at a minimum rate of 2.4 parking spaces for each 100.0 square metres of gross floor area for office uses.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 31 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10010.

(640) Exception CR 640
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is 0.4 times the area of the lot;

(B) the minimum building setback from a lot line that abuts a street is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road; and

(ii) 3.0 metres from a lot line abutting any other street; and

(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(641) Exception CR 641
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line abutting Kingston Road is the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road; and

(C) the minimum building setback from a lot line abutting an RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(642) Exception CR 642
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area is 0.33 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road; and
   (ii) 3.0 metres from a lot line abutting any other street; and

(C) the minimum building setback from a lot line abutting an RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(643) Exception CR 643
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road; and
   (ii) the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a lot line abutting Markham Road; and

(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(644) Exception CR 644
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road; and
   (ii) 3.0 metres from a lot line abutting any other street; and

(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(645) Exception CR 645
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line abutting Eglinton Avenue East is the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a lot line abutting Eglinton Avenue East; and

(C) the minimum building setback from a rear lot line is 7.5 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(646) Exception CR 646
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the land use permissions for this zone, only the following uses are permitted; office use not including dental or medical offices, day nursery, club, funeral home, personal service shop, place of worship, recreation use, eating establishment, take-out eating establishment, retail store, art studio and performing arts studio;

(B) the maximum permitted gross floor area is 0.4 times the area of the lot;

(C) the minimum building setback from a lot line abutting a street is 3.0 metres; and

(D) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(647) Exception CR 647
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the following uses are permitted; office use not including dental or medical offices, day nursery, club, funeral home, personal service shop, place of worship, recreation use, eating establishment, retail store, art studio and performing arts studio;

(B) the maximum permitted gross floor area is 0.4 times the area of the lot;

(C) the minimum building setback from a lot line abutting Eglinton Avenue East is the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a lot line abutting Eglinton Avenue East; and

(D) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(648) Exception CR 648
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the following uses are permitted; vehicle dealership, vehicle service shop, office use not including dental or medical offices, day nursery, club, funeral home, personal service shop, place of worship, recreation use, eating establishment, retail store, art studio and performing arts studio;

(B) the maximum permitted gross floor area is 0.4 times the area of the lot;

(C) the minimum building setback from a lot line that abuts a street is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a lot line abutting Eglinton Avenue East; and

(ii) 3.0 metres from the lot line abutting any other street; and

(D) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(650) Exception CR 650
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the following uses are permitted; office use not including dental or medical offices, day nursery, club, funeral home, personal service shop, place of worship, recreation use, eating establishment, retail store, art studio, and performing arts studio;
(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(651) Exception CR 651

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted; **financial institution**, **personal service shop**, and **retail store**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;

(D) the minimum **building setback** from a **rear lot line** is 8.8 metres;

(E) a **parking space** is not permitted within 3.0 metres of a **lot line** abutting a **street**;

(F) parking must be provided at a minimum rate of 4.0 **parking spaces** per 100.0 square metres of **gross floor area**; and

(G) a canopy may project a maximum of 1.2 metres into the required **building setback** abutting Eglinton Avenue East.

Prevailing By-laws and Prevailing Sections: (None Apply)

(652) Exception CR 652

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted; **financial institution**, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **take-out eating establishment**, **retail store**, **performing art studio**, and **artist studio**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(654) Exception CR 654

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the following uses are permitted; **financial institution**, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **take-out eating establishment**, **retail store**, **performing art studio**, and **artist studio**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**; (C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(655) Exception CR 655
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted: financial institution, office use not including a medical office, day nursery, club, funeral home, personal service shop, place of worship, recreation use, eating establishment, take-out eating establishment, retail store, performing art studio, and artist studio;

(B) the maximum permitted gross floor area is 0.4 times the area of the lot; (C) a maximum of 4.0 dwelling units are permitted;

(C) the minimum building setback from a lot line that abuts a street is the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a lot line abutting Markham Road; and

(D) the minimum building setback from a rear lot line is 7.5 metres.

(E) parking spaces must be provided as follows:

   (i) a minimum 1.0 parking spaces for each dwelling unit;
   (ii) a minimum 10.0 parking spaces for each 100.0 square metres of gross floor area for eating establishment uses;
   (iii) a minimum of 3.0 parking spaces for each 100.0 square metres of gross floor area for the following uses: financial institution, office, day nursery, club, funeral home, personal service shop, retail store, performing art studio and artist studio; and
   (iv) in compliance with the parking rates in Chapter 200 for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(656) Exception CR 656
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, vehicle fuel station and vehicle service shop are not permitted uses;

(B) the maximum permitted gross floor area is 0.4 times the area of the lot;

(C) the minimum building setback from a lot line that abuts a street is:

   (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a lot line abutting Eglinton Avenue East; and
   (ii) the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a lot line abutting Markham Road; and

(D) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(657) Exception CR 657
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted gross floor area is 0.33 times the area of the lot;

(B) the minimum building setback from a lot line that abuts a street is:

   (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a lot line abutting Eglinton Avenue East; and
   (ii) 3.0 metres from a lot line abutting any other street; and

(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is 0.22 times the lot area.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 5 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10010.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is 0.4 times the lot area;

(B) the minimum building setback from a lot line that abuts a street is:

   (i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road; and

   (ii) the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a lot line abutting Markham Road; and

(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 5 of Exceptions List – Schedule ‘C’ of former City of Scarborough Zoning By-law 10010.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is 0.4 times the lot area;

(B) the minimum building setback from a lot line that abuts a street is:

   (i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road; and

   (ii) the greater of 16.5 metres from the original centre line of Scarborough Golf Club Road or 3.0 metres from a lot line abutting Markham Road.

(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is 0.4 times the lot area; and

(B) the minimum building setback from a lot line that abuts a street is:

   (i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a lot line abutting Kingston Road; and

   (ii) the greater of 16.5 metres from the original centre line of Scarborough Golf Club Road or 3.0 metres from a lot line abutting Markham Road.

Prevailing By-laws and Prevailing Sections: (None Apply)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum gross floor area of all buildings is 0.333 times the area of the lot; and

(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 16.5 metres from the centre line of Neilson Road or 3.0 metres from a lot line abutting Neilson Road; and
   (ii) the greater of 21.0 metres from the original centre line of Ellesmere Road or 3.0 metres from a lot line abutting Ellesmere Road.

Prevailing By-laws and Prevailing Sections: (None Apply)

(664) Exception CR 664

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the follow uses are permitted: vehicle fuel station, vehicle service shop, retail store and eating establishment;

(B) the maximum gross floor area of all buildings is 0.4 times the area of the lot;

(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 21.0 metres from the original centre line of Ellesmere Road or 3.0 metres from a lot line abutting Ellesmere Road; and
   (ii) the greater of 21.0 metres from the original centre line of Morningside Avenue or 3.0 metres from a lot line abutting Morningside Avenue; and

(D) the minimum building setback from a rear lot line or side lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(666) Exception CR 666

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum set back of any structure or building is:
   (i) the greater of 18.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a lot line abutting Victoria Park Avenue;
   (ii) the greater of 21.0 metres from the original centre line of Ellesmere Road, or 3.0 metres from a lot line abutting Ellesmere Road;
   (iii) 3.0 metres from a lot line abutting any street other than Victoria Park Avenue or Ellesmere Road; and

(B) The maximum permitted floor space index does not include the area of any basements.

Prevailing By-laws and Prevailing Sections: (None Apply)

(667) Exception CR 667

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum set back of any structure or building is:
   (i) the greater of 21.0 metres from the original centre line of Ellesmere Road, or 3.0 metres from a lot line abutting Ellesmere Road;
   (ii) 3.0 metres from a lot line abutting any street other than Ellesmere Road;
   (iii) 3.0 metres from the rear lot line; and

(B) The maximum permitted floor space index does not include the area of any basements.

Prevailing By-laws and Prevailing Sections: (None Apply)

(668) Exception CR 668

1366
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the only permitted uses are: day nursery, vehicle fuel station, vehicle service station, financial institution, office, personal service shop, retail store, retail service, eating establishment, and take-out eating establishment;

(B) The minimum set back of any structure or building is:

(i) the greater of 21.0 metres from the original centre line of Ellesmere Road, or 3.0 metres from a lot line abutting Ellesmere Road;

(ii) 3.0 metres from a lot line abutting any street other than Ellesmere Road; and

(C) The maximum permitted floor space index does not include the area of any basements.

Prevailing By-laws and Prevailing Sections:

(A) exception number 8 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9366 .

(669) Exception CR 669

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum set back of any structure or building is:

(i) the greater of 21.0 metres from the original centre line of Ellesmere Road and Warden Avenue, or 3.0 metres from a lot line abutting Ellesmere Road and Warden Avenue;

(ii) 3.0 metres from a lot line abutting any street other than Ellesmere Road and Warden Avenue;

(iii) 7.5 metres from the rear lot line; and

(B) The maximum permitted floor space index does not include the area of any basements.

Prevailing By-laws and Prevailing Sections:

(A) exception number 6 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 9366 .

(670) Exception CR 670

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum set back of any structure or building is:

(i) the greater of 16.5 metres from the original centre line of Ellesmere Road, or 3.0 metres from a lot line abutting Ellesmere Road;

(ii) the greater of 21.0 metres from the original centre line of Warden Avenue, or 3.0 metres from a lot line abutting Warden Avenue;

(iii) 3.0 metres from a lot line abutting any street other than Ellesmere Road and Warden Avenue; and

(iv) 3.0 metres from the rear lot line; and

(B) The maximum permitted floor space index does not include the area of any basements.

Prevailing By-laws and Prevailing Sections: (None Apply)

(673) Exception CR 673

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area, excluding the area of any parking structures, ramps and driveways is 0.4 times the area of the lot;
(B) a minimum of 98 parking spaces must be provided;
(C) a minimum of 30% of the lot area must be used for landscaping purposes only; and
(D) the maximum height of a building is the lesser of:
   (i) 4 storeys; or
   (ii) 13.0 metres.

Prevailing By-laws and Prevailing Sections:
(A) Exception number 11 of Exceptions List – Schedule ‘C’ of the former City of Scarborough Zoning By-law 18559.

(674) Exception CR 674
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
   (i) a minimum of 2.0 metres; and
   (ii) a maximum of 4.0 metres; and
(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;
(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;
(D) if a lot abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and
(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
(F) the minimum floor to ceiling height at first storey is 4.5 metres;
(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;
(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;
(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:
   (i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and
   (ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and
(J) a mechanical penthouse
   (i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;
   (ii) must not cover more than 50% of the roof area; and
   (ii) must be no more than 6.0 metres in height; and
(K) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;
(L) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office,
nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, place of worship and public utility; and

(M) the following uses are not permitted:

(i) vehicle dealership;
(ii) vehicle fuel station;
(iii) vehicle washing establishment; and
(iv) vehicle service shop; and

(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(675) Exception CR 675

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The only uses permitted are:

(i) Retail Store;
(ii) Eating Establishment;
(iii) Personal Service Shop;
(iv) Office;
(v) Recreation use;
(vi) Entertainment Place of Assembly;
(vii) Financial Institution;
(viii) Club; and
(ix) Municipally owned and operated Parking Lots;

(B) the building setback from a lot line that abuts a street is:

(i) a minimum of 2.0 metres from a lot line that abuts Lawrence Avenue East;
(ii) a minimum of 1.0 metre from a lot line that abuts any other street;
(iii) a maximum of 4.0 metres from a lot line that abuts Lawrence Avenue East; and
(iv) a maximum of 3.0 metre from a lot line that abuts any other street;

(C) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(D) a minimum 1.5 metre wide strip of land along the entire length of a lot line that abuts a lot in a residential zone must be used for no other purpose than soft landscaping;

(E) the minimum floor to ceiling height of the first floor must be 4.5 metres; and

(F) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:
(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "B" Performance Standard 123, of Scarborough By-law 9511.

(676) Exception CR 676
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The only uses permitted are:

(i) Retail Store;
(ii) Eating Establishment;
(iii) Personal Service Shop;
(iv) Office;
(v) Recreation use;
(vi) Entertainment Place of Assembly;
(vii) Financial Institution;
(viii) Club; and
(ix) Municipally owned and operated Parking Lots;

(B) the building setback from a lot line that abuts a street is:

(i) a minimum of 2.0 metres from a lot line that abuts Lawrence Avenue East;
(ii) a minimum of 1.0 metre from a lot line that abuts any other street;
(iii) a maximum of 4.0 metres from a lot line that abuts Lawrence Avenue East; and
(iv) a maximum of 3.0 metre from a lot line that abuts any other street;

(C) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(D) a minimum 1.5 metre wide strip of land along the entire length of a lot line that abuts a lot in a residential zone must be used for no other purpose than soft landscaping;

(E) the minimum floor to ceiling height of the first floor must be 4.5 metres; and

(F) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "B" Performance Standard 123, of Scarborough By-law 9511; and

(B) Schedule "C" Exception 35, of Scarborough By-law 9511.

(677) Exception CR 677
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The only uses permitted are:
(i) Retail Store;
(ii) Eating Establishment;
(iii) Personal Service Shop;
(iv) Office;
(v) Recreation use;
(vi) Entertainment Place of Assembly;
(vii) Financial Institution;
(viii) Club; and
(ix) Municipally owned and operated Parking Lots;

(B) the building setback from a lot line that abuts a street is:
   (i) a minimum of 2.0 metres from a lot line that abuts Lawrence Avenue East;
   (ii) a minimum of 1.0 metre from a lot line that abuts any other street;
   (iii) a maximum of 4.0 metres from a lot line that abuts Lawrence Avenue East; and
   (iv) a maximum of 3.0 metre from a lot line that abuts any other street;

(C) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(D) a minimum 1.5 metre wide strip of land along the entire length of a lot line that abuts a lot in a residential zone must be used for no other purpose than soft landscaping;

(E) the minimum floor to ceiling height of the first floor must be 4.5 metres; and

(F) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:
   (i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
   (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "B" Performance Standard 123, of Scarborough By-law 9511.

(680) Exception CR 680
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, dwelling units are permitted if:
   (i) they are located in a mixed use building or apartment building; and
   (ii) the building is a maximum of 2-storeys; and

(B) the maximum permitted gross floor area is the greater of:
   (i) 25% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a lot line abutting Eglinton Avenue East; and
   (ii) 3.0 metres from a lot line abutting any other street; and

(D) the minimum building setback from a rear lot line is 7.5 metres; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 58, of Scarborough By-law 10048.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, **dwelling units** are permitted if:

(i) they are located in a **mixed use building**;

(ii) there is a maximum of one **dwelling unit** per every one non-residential use located in the same **building**; and

(iii) not more than two **dwelling units** may be served by a common means of access and egress;

(B) the maximum height of a **building** or **structure** located within 18.0 metres of the western **lot line** is 1 **storey**;

(C) the maximum permitted **gross floor area** is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(D) despite (C) above, the total maximum **gross floor area** permitted for all uses on a **lot** may exceed 40% of the **lot area** provided the maximum **gross floor area** for all non-residential uses on the **lot** does not exceed 40% of the **lot area**;

(E) the minimum **building setback** from a **lot line** that abuts Eglinton Avenue East is the greater of:

(i) 23.0 metres from the original centre line of Eglinton Avenue East; or

(ii) 5.0 metres from a **lot line** abutting Eglinton Avenue East;

(F) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(G) **parking spaces** must be provided at a minimum rate of:

(i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;

(ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly**, use that is a banquet hall;

(iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;

(iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;

(v) 1 **parking space** per each **dwelling unit**; and

(vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception CR 682**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 5.0 metres if the **lot line** abuts Eglinton Avenue and 23.0 metres from the original centreline of Eglinton Avenue; and

(ii) 3.0 from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**Exception CR 684**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, **dwelling units** are permitted if:

(i) they are located in a **mixed use building**; and

(ii) there is not more than one **dwelling unit** for each **service shop** located in the same **building**;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 23.0 metres from the centre line of Eglinton Avenue East, or 5.0 metres from a lot line abutting Eglinton Avenue East; and
   (ii) 3.0 metres from a lot line abutting any street other than Eglinton Avenue East; and
(C) the minimum building setback from a rear lot line is 7.5 metres; and

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 30, of Scarborough By-law 10048.

(685) Exception CR 685
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area is the greater of:
   (i) 63% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a lot line abutting Eglinton Avenue East; and
   (ii) 3.0 metres from a lot line abutting any other street; and
(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(686) Exception CR 686
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Eglinton Avenue is the greater of:
   (i) 5.0 metres; or
   (ii) 23.0 metres from the original centreline of Eglinton Avenue; and
(B) The minimum building setback from a lot line that abuts Danforth Road is the greater of:
   (i) 3.0 metres; or
   (ii) 16.5 metres from the original centreline of Danforth Road; and
(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(687) Exception CR 687
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite land use permissions for this zone, only the following uses are permitted: eating establishment, office, financial institution, personal service shop, and retail store;
(B) the maximum permitted gross floor area is the greater of:
   (i) 50% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
(C) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a lot line abutting Eglinton Avenue East; and
   (ii) 3.0 metres from a lot line abutting any other street;
(D) the minimum building setback from a rear lot line is 7.5 metres; and
(E) parking spaces for eating establishments must be provided at a minimum rate of 8.6 parking spaces per 100 square metres of gross floor area.

Prevailing By-laws and Prevailing Sections: (None Apply)

(688) Exception CR 688
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) the greater of 5.0 metres if the lot line abuts Eglinton Avenue and 23.0 metres from the original centreline of Eglinton Avenue; and
   (ii) 3.0 from a lot line that abuts any other street; and
(B) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(689) Exception CR 689
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area is the greater of:
   (i) 40% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
(B) the minimum building setback from a lot line that abuts a street is:
   (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a lot line abutting Eglinton Avenue East; and
   (ii) 3.0 metres from a lot line abutting any other street;
(C) the minimum building setback from a rear lot line is 6.0 metres; and
(D) landscaping is not required for a building which lawfully existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(690) Exception CR 690
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum permitted gross floor area is the greater of:
   (i) 67% of the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
(B) the minimum building setback from a lot line that abuts Eglinton Avenue East is the greater of:
   (i) 23.0 metres from the original centre line of Eglinton Avenue East; or
   (ii) 5.0 metres from a lot line abutting Eglinton Avenue East;
(C) the minimum building setback from a rear lot line is 6.0 metres; and
(D) parking spaces must be provided at a minimum rate of:
   (i) 7.7 parking spaces per 100 square metres of gross floor area for a place of worship use;
   (ii) 10.7 parking spaces per 100 square metres of gross floor area for a place of assembly, use that is a banquet hall;
   (iii) 12 parking spaces per 100 square metres of gross floor area for an entertainment place of assembly use;
(iv) 5 parking spaces per 100 square metres of gross floor area for a recreation use; and
(v) 3.22 parking spaces per 100 square metres of gross floor area for all other uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

691 Exception CR 691
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Eglinton Avenue is the greater of:
   (i) 5.0 metres; or
   (ii) 23.0 metres from the original centreline of Eglinton Avenue; and
(B) The minimum building setback from a lot line that abuts McCowan Road or Bellamy Road is the greater of:
   (i) 3.0 metres; or
   (ii) 16.5 metres from the original centreline of McCowan Road and Bellamy Road; and
(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

692 Exception CR 692
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts Midland Road is the greater of 16.5 metres from the original centre line of Midland Avenue or 3.0 metres from the lot line that abuts Midland Avenue.

Prevailing By-laws and Prevailing Sections: (None Apply)

693 Exception CR 693
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts Eglinton Avenue is the greater of:
   (i) 5.0 metres; or
   (ii) 23.0 metres from the original centreline of Eglinton Avenue; and
(B) the minimum building setback from a side lot line is 7.5 metres; and
(C) the minimum building setback from a rear lot line is 1.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

694 Exception CR 694
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts as street is:
   (i) the greater of:
      (a) 16.5 metres from the original centre line of Midland Avenue; and
      (b) 21.0 metres from the original centre line of Lawrence Avenue East; and
   (ii) 3.0 metres from the lot line that abuts Midland Avenue or Lawrence Avenue East.

Prevailing By-laws and Prevailing Sections: (None Apply)

697 Exception CR 697
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is the greater of:
   (i) 3.0 metres from the lot line that abuts the street; or
   (ii) 16.5 metres from the original centre line of Midland Avenue and 23.0 metres from the original centre line of Eglinton Avenue; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5.

Prevailing By-laws and Prevailing Sections: (None Apply)

(698) Exception CR 698

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the interior floor area of all office on a lot must not exceed 34,300 square metres;

(B) the total gross floor area of all non-residential uses on a lot must not be more than 1 square metre for each 9 square metres of office uses on the same lot;

(C) the minimum building setback from a lot line that abuts a street is 3.0 metres;

(D) parking spaces for an office use must be provided at a rate of:
   (i) a minimum of 1.9 parking spaces per 100 square metres of gross floor area; and
   (ii) a maximum of 2.4 parking spaces per 100 square metres of gross floor area.

Prevailing By-laws and Prevailing Sections: (None Apply)

(699) Exception CR 699

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum permitted gross floor area is the greater of:
   (i) 2.8 times the lot area; or
   (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;

(B) the maximum permitted number of dwelling units is 638;

(C) the total gross floor area of all retail store, personal service shop, and office uses on a lot must not exceed:
   (i) 1,500 square metres; and
   (ii) 0.025 times of the total gross floor area of all uses on the same lot;

(D) the total gross floor area of any individual retail store or personal service shop must not exceed 200 square metres, except that a maximum of one retail store or personal service shop may have a gross floor area of 260 square metres;

(E) despite 40.10.40.50:
   (i) indoor amenity space must be provided at a rate of 3.0 square metres for each dwelling unit; and
   (ii) no outdoor amenity space is required for a building which lawfully existed on the date of enactment of this By-law; and

(F) parking spaces for dwelling units must be provided at a minimum rate of:
   (i) 1.0 parking spaces per dwelling unit for residents; and
   (ii) 0.2 parking spaces per dwelling unit for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)

(700) Exception CR 700

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted:

(i) **dwelling units** provided they are located in an *apartment building* or mixed use building;
(ii) **day nursery**;
(iii) **group home**;
(iv) **private home daycare** provided it is an ancillary use;
(v) **office**;
(vi) **personal service shop**; and
(vii) **retail store**;

(B) despite land use permissions for this zone, pinball machines and other electronically or manually operated games are not permitted;

(C) the maximum permitted **gross floor area** for all permitted uses, not including the area used for enclosed walkways and malls, and areas used for storage purposes, is the greater of:

(i) 150% of the **lot area**; or
(ii) the **gross floor area** that lawfully existed on the date of enactment of this By-law;

(D) the maximum permitted **gross floor area** for all non-residential uses, not including the area used for enclosed walkways and malls, and areas used for storage purposes, is the greater of:

(i) 80% of the **lot area**; or
(ii) the **gross floor area** used for non-residential uses that lawfully existed on the date of enactment of this By-law;

(E) the maximum permitted **gross floor area** for **dwelling units**, is the greater of:

(i) 1.0 times the **lot area**; or
(ii) the **gross floor area** used for **dwelling units** that lawfully existed on the date of enactment of this By-law;

(F) the total **gross floor area** of all **retail store**, **personal service shop** and agency uses on a **lot** must not exceed the total **gross floor area** of office uses on the same **lot**;

(G) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 5.0 metres from a **lot line** abutting Eglinton Avenue East; and
(ii) 3.0 metres from a **lot line** abutting Commonwealth Avenue;

(H) **parking spaces** must be provided at a minimum rate of:

(i) 2.4 **parking spaces** per 100 square metres of **gross floor area** for all uses except **dwelling units**; and

(ii) 1.25 **parking spaces** per each **dwelling unit**; and

(I) despite (G)(i) above, no minimum **building setback** from a **lot line** that abuts Eglinton Avenue East is required for exterior stairs.

Prevailing By-laws and Prevailing Sections: (None Apply)

(701) **Exception CR 701**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) the maximum height limit is 77.0 metres including all roof top equipment and mechanicals.

(C) all roof-top equipment and mechanicals must be wholly enclosed by walls;

(D) indoor **amenity space** must be provided at a minimum rate of 2.3 square metres for each **dwelling unit**;

(E) the maximum **gross floor area** of all **buildings**, excluding parking **structures**, must not exceed 3.0 times the area of the **lot**.
(F) the maximum number of **dwelling units** permitted is 411;

(G) the first phase of construction must have a minimum 2602 square metres of **gross floor area** used for office;

(H) one **dwelling unit** is permitted for every 10.8 square metres of **gross floor area** constructed for office use up to 2602 square metres, and one **dwelling unit** is permitted for every 15 square metres of **gross floor area** constructed for office use in excess of 2602 square metres;

(I) the maximum **gross floor area** used for all **retail stores** and personal service shops must not exceed 1356 square metres;

(J) **parking spaces** must be provided at a minimum rate of 1.3 for each **dwelling unit**;

(K) of the **parking space** required in (J), a minimum of:
   - (i) 1.1 **parking space** for each **dwelling unit** must be for resident use;
   - (ii) 0.2 **parking space** for each **dwelling unit** must be for visitor use; and
   - (iii) 1 resident **parking space** for each **dwelling unit** must be in an enclosed garage; and

(L) the only non **dwelling unit** uses permitted are:
   - (i) retail store;
   - (ii) personal services shops and agencies;
   - (iii) commuter station; and
   - (iv) offices; and

(M) the **angular plane** requirements of 40.10.40.70(3)(D) do not apply;

(N) the **rear yard setback** requirements of 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 66, of Scarborough By-law 10048.

(702) **Exception CR 702**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum number of multiple-family **dwelling units** is 72;

(B) the maximum number **dwelling units** in an **apartment building** is 100;

(C) the permitted non-**dwelling unit** uses are only **retail stores** and personal service shops;

(D) the total **gross floor area** of all **retail stores** and personal service shops must not exceed 4270 square metres;

(E) the maximum **gross floor area** of all **buildings**, exclusive of parking **structures**, is equal to 1.8 times the area of the lot;

(F) indoor recreational floor space must be provided on the basis of a minimum of 2.0 square metres for each **dwelling unit** in an **apartment building**;

(G) **parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** for each **dwelling unit**;

(H) of the **parking space** required in (G) a minimum of 1.0 for each **dwelling unit** must be for resident use and a minimum of 0.2 for each **dwelling unit** must be for visitor use only.

Prevailing By-laws and Prevailing Sections: (None Apply)

(703) **Exception CR 703**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum **building** height is 65.0 metres;

(B) the maximum number of **dwelling units** is 350;

(C) indoor **amenity space** must be provided at a minimum rate of 2.2 square metres for each **dwelling unit**;

(D) outdoor **amenity space**/recreational space must be provided at a minimum rate of 4.5 square
metres for each dwelling unit;
(E) the angular plane requirements of 40.10.40.70(3)(D) do not apply;
(F) the rear yard setback requirements of 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply;
(G) the maximum gross floor area of all buildings must not exceed 3.1 times the area of the lot;
(H) the gross floor area of non-dwelling unit uses, excluding the gross floor area of all offices, must be the lesser of:
   (i) 8830 square metres; and
   (ii) 20% of the total built gross floor area of all uses; and
(I) parking space must be provided at a minimum rate of 1.4 for each dwelling unit and of those parking spaces a minimum of 1.0 for dwelling unit must be in a building or underground parking structure and 0.25 for dwelling unit must be for visitor parking;

Prevailing By-laws and Prevailing Sections: (None Apply)

(704) Exception CR 704
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the maximum building height is 55 metres;
(B) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(C) despite (B) no building setback from a lot line that abuts a street is required for:
   (i) underground structures;
   (ii) canopies and supporting columns; and
(D) indoor recreational floor space must be provided at a minimum rate of 1.0 square metres for each dwelling unit in excess of 150 dwelling units;
(E) the maximum gross floor area must not exceed 2.7 times the area of the lot;
(F) the maximum number of dwelling units is 397;
(G) the maximum interior floor area of all retail stores is 860 square metres
(H) despite the use permissions for the zone, vehicle fuel station, vehicle service station, banquet hall, eating establishment and eating establishment take-out are not permitted; and
(I) parking spaces must be provided at a minimum rate of 1.4 for each dwelling unit, of which 0.2 parking spaces for each dwelling unit may be located in tandem;
(J) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; and
(K) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 53, of Scarborough By-law 10048.

(706) Exception CR 706
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) the gross floor area of all buildings must not be more than 75% of the area of the lot;
(C) the only uses permitted are:
   (i) pharmacy; and
   (ii) Business and Professional offices; and
(D) a pharmacy must not exceed 10% of the gross floor area on the lot;
(E) parking space must be provided at a minimum rate of 3 for each 100 square metres of gross floor area; and
(F) the maximum lot coverage is 35%.
Prevailing By-laws and Prevailing Sections: (None Apply)

(707) Exception CR 707

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40; day nursery; education use; financial institution; club; hotel; office; nursing home; personal service shop; entertainment place of assembly; place of worship; private home daycare; recreation use; sports place of assembly; eating establishment; take-out eating establishment; retail store; retail service; retirement home; private school; public school; municipally owned public parking; transportation use; ambulance depot; fire hall; police station; and public utility;

(B) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop;

(C) the gross floor area on a lot is:
   (i) a minimum of 1.0 times the area of the lot; and
   (ii) a maximum of 2.5 times the area of the lot; and

(D) a dwelling unit must be entirely located:
   (i) above the second above grade storey of the building; or
   (ii) at least 18.0 metres from a lot line that abuts Danforth Avenue;

(E) the minimum building setback from lot line that abuts a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum Building Height is 14.0 metres

(G) the number of storeys is:
   (i) a minimum of 2; and
   (ii) a maximum of 4;

(H) no parking space may be located in any yard abutting Danforth Avenue;

(I) if a lot in a CR zone abuts a lot in a RD zone or RS zone or is separated from a lot in a RD zone or RS zone by a lane, no part of the building in the CR zone is to penetrate a 45 degree angular plane over the lot in the CR zone, projected from:
   (i) the level of grade along the entire portion of the side lot line that abuts the lot in the RD or RS zone; and
   (ii) the portion of the lot line that abuts the lane commencing at an elevation equal to the width of the lane right-of-way;

(J) the building setback from a lot line that abuts a street is:
   (i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
   (ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
   (iii) 1.5 metres from any other street;

(K) despite (I)(i) if a building contains more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(L) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(M) of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.

(N) if a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
(O) lot coverage does not apply;
(P) parking spaces located adjacent to the south lot line may have a length not be less than 4.3 metres; and
(Q) a driveway may have a width not be less than 5.3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(708) Exception CR 708

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40; day nursery; education use; financial institution; club; hotel; office; nursing home; personal service shop; entertainment place of assembly; place of worship; private home daycare; recreation use; sports place of assembly; eating establishment; take-out eating establishment; retail store; retail service; retirement home; private school; public school; municipally owned public parking; transportation use; ambulance depot; fire hall; police station; and public utility;

(B) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop;

(C) the gross floor area on a lot is:
   (i) a minimum of 1.0 times the area of the lot; and
   (ii) a maximum of 2.5 times the area of the lot; and

(D) a dwelling unit must be entirely located:
   (i) above the second above grade storey of the building; or
   (ii) at least 18.0 metres from a lot line that abuts Danforth Avenue;

(E) the minimum building setback from lot line that abuts a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum Building Height is 14.0 metres

(G) the number of storeys is:
   (i) a minimum of 2; and
   (ii) a maximum of 4;

(H) if a lot abuts Danforth Avenue:
   (i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building; and

(I) the building setback from a lot line that abuts a street is:
   (i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
   (ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
   (iii) 1.5 metres from any other street;

(J) if a lot in a CR zone abuts a lot in a RD zone or RS zone or is separated from a lot in a RD zone or RS zone by a lane, no part of the building in the CR zone is to penetrate a 45 degree angular plane over the lot in the CR zone, projected from:
   (i) the level of grade along the entire portion of the side lot line that abuts the lot in the RD or RS zone; and
(ii) the portion of the lot line that abuts the lane commencing at an elevation equal to the width of the lane right-of-way;

(K) the building setback from a lot line that abuts a street is:
   (i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
   (ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
   (iii) 1.5 metres from any other street;

(L) despite (K)(i) if a building contains more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(M) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(N) of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.

(O) if a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area; and

(P) lot coverage does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(709) Exception CR 709

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40; day nursery; education use; financial institution; club; hotel; office; nursing home; personal service shop; entertainment place of assembly; place of worship; private home daycare; recreation use; sports place of assembly; eating establishment; take-out eating establishment; retail store; retail service; retirement home; private school; public school; municipally owned public parking; transportation use; ambulance depot; fire hall; police station; and public utility;

(B) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop;

(C) the gross floor area on a lot is:
   (i) a minimum of 1.0 times the area of the lot; and
   (ii) a maximum of 3.5 times the area of the lot;

(D) a dwelling unit must be entirely located:
   (i) above the second above grade storey of the building; or
   (ii) at least 18.0 metres from a lot line that abuts Danforth Avenue;

(E) the minimum building setback from lot line that abuts a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum Building Height is 23.0 metres

(G) the number of storeys is:
   (i) a minimum of 2; and
   (ii) a maximum of 7, excluding basements and mechanical penthouses. An additional storey if permitted if:
      (a) it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the building and elevator machine rooms; and
      (b) the overall height is not greater than 4.5 metres;
(H) the minimum floor-to-ceiling height of the first storey at or above grade is 4.5 metres;
(I) no parking space may be located in any yard abutting Danforth Avenue;
(J) if a lot in a CR zone abuts a lot in a RD zone or RS zone or is separated from a lot in a RD zone or RS zone by a lane, no part of the building in the CR zone is to penetrate a 45 degree angular plane over the lot in the CR zone, projected from:
   (i) the level of grade along the entire portion of the side lot line that abuts the lot in the RD or RS zone; and
   (ii) the portion of the lot line that abuts the lane commencing at an elevation equal to the width of the lane right-of-way;
(K) if a lot abuts Danforth Avenue:
   (i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building; and
(L) the building setback from a lot line that abuts a street is:
   (i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
   (ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
   (iii) 1.5 metres from any other street;
(M) despite (L)(i) if a building contains more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;
(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit
(O) of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.
(P) if a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
(Q) lot coverage does not apply; and
(R) on the lands municipally known as 3246 Danforth Avenue, existing parking spaces may be located in tandem, with each parking space having a minimum dimensions of 2.4 metres by 4.5 metres.
(S) a garage must be set back a minimum of 0.6 metres from a side lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(710) Exception CR 710
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
   (i) a minimum of 2.0 metres; and
   (ii) a maximum of 4.0 metres; and
(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;
(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;
(D) if a lot abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:

   (i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and

   (ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse

   (i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;

   (ii) must not cover more than 50% of the roof area; and

   (ii) must be no more than 6.0 metres in height; and

(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(M) the following uses are not permitted:

   (i) vehicle dealership;

   (ii) vehicle fuel station;

   (iii) vehicle washing establishment; and

   (iv) vehicle service shop; and

(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, place of worship and public utility; and

(P) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

   (i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and

   (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(711) Exception CR 711

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
   (i) a minimum of 2.0 metres; and
   (ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 storeys in height must be set back 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree angular plane projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
   (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
   (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse
   (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
   (ii) must not cover more than 50% of the roof area; and
   (iii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:
   (i) **vehicle dealership**;
   (ii) **vehicle fuel station**;
   (iii) **vehicle washing establishment**; and
   (iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, **office**, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating**
establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, place of worship and public utility; and

(P) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(712) Exception CR 712

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:

(i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and
(K) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(L) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop; and

(M) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue; and

(N) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:
   (i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
   (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(O) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:
(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(713) Exception CR 713
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
   (i) a minimum of 2.0 metres; and
   (ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;
(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

- (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
- (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a **mechanical penthouse**

- (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
- (ii) must not cover more than 50% of the roof area; and
- (ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

- (i) **vehicle dealership**;
- (ii) **vehicle fuel station**;
- (iii) **vehicle washing establishment**; and
- (iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

- (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
- (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery, education use**, **financial institution club, hotel, office, nursery home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(714) **Exception CR 714**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

- (i) a minimum of 2.0 metres; and
- (ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5
metres;
(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
(D) if a **lot** abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and
(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;
(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;
(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;
(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;
(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
   (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
   (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and
(J) a mechanical penthouse
   (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
   (ii) must not cover more than 50% of the roof area; and
   (ii) must be no more than 6.0 metres in height; and
(K) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;
(L) the following uses are not permitted:
   (i) **vehicle dealership**;
   (ii) **vehicle fuel station**;
   (iii) **vehicle washing establishment**; and
   (iv) **vehicle service shop**; and
(M) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;
(N) for a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
   (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
   (ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and
(O) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, **office**, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station,
and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(715) Exception CR 715

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:

(i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(L) the following uses are not permitted:

(i) vehicle dealership;

(ii) vehicle fuel station;

(iii) vehicle washing establishment; and

(iv) vehicle service shop; and

(M) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue
or Victoria Park Avenue;

(N) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(O) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution, club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of Scarborough By-law 9511.

(716) Exception CR 716
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:

(i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse.
(i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;
(ii) must not cover more than 50% of the roof area; and
(iii) must be no more than 6.0 metres in height; and
(K) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;
(L) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop; and
(M) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;
(N) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:
   (i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
   (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and
(O) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:
(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(717) Exception CR 717
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
   (i) a minimum of 2.0 metres; and
   (ii) a maximum of 4.0 metres; and
(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;
(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;
(D) if a lot abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and
(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance
between those walls must be at least 15.0 metres;
(F) the minimum floor to ceiling height at first storey is 4.5 metres;
(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;
(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;
(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:
   (i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and
   (ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and
(J) a mechanical penthouse
   (i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;
   (ii) must not cover more than 50% of the roof area; and
   (ii) must be no more than 6.0 metres in height; and
(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;
(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;
(M) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop; and
(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;
(O) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:
   (i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
   (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and
(P) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:
   (A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(718) Exception CR 718
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
(i) a minimum of 2.0 metres; and
(ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres; 

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:
   (i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and
   (ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse
   (i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;
   (ii) must not cover more than 50% of the roof area; and
   (iii) must be no more than 6.0 metres in height; and

(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(M) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop; and

(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue; and

(O) Parking space for a nursing home must be provided at a minimum rate of 3.0 parking spaces for each 20 beds;

(P) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:
   (i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
   (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space.
requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(Q) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility; and

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(719) Exception CR 719
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
   (i) a minimum of 2.0 metres; and
   (ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:
   (i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and
   (ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse
   (i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;
   (ii) must not cover more than 50% of the roof area; and
   (iii) must be no more than 6.0 metres in height; and

(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;
(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a 
lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;
(M) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop; and
(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue 
or Victoria Park Avenue;
(O) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and 
Entertainment Place of Assembly if the gross floor area of all these uses:
   (i) is 1000 square metres or less parking space must be provided at a minimum rate of 
1 parking space per 100 square metres of gross floor area; and
   (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 
1000 square metres of gross floor area for the uses having the lowest parking space 
requirements in Chapter 200 and all floor area in excess 1000 square metres must provide 
parking spaces for the uses as required in Chapter 200; and
(P) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type 
permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, 
nursing home, personal service shop, entertainment place of assembly, private home 
daycare, recreation use, sports place of assembly, eating establishment, take-out eating 
establishment, retail store, retail service, retirement home, private school, public school, 
municipally owned public parking, transportation use, ambulance depot, fire hall, police station, 
and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(720) Exception CR 720

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, 
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria 
Park Avenue is:
   (i) a minimum of 2.0 metres; and
   (ii) a maximum of 4.0 metres; and
(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 
metres;
(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue 
East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres 
more than the main wall below it;
(D) if a lot abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the 
main wall of the first and second storey of a building, when the total length of the lot lines 
along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be 
occupied by the main wall of the first and second storey of a building; and
(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at 
a right angle from one of these walls intercepts the other wall, the minimum above ground distance 
between those walls must be at least 15.0 metres;
(F) the minimum floor to ceiling height at first storey is 4.5 metres;
(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the 
elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;
(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) If a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:

- 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and
- 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) A mechanical penthouse

- must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;
- must not cover more than 50% of the roof area; and
- must be no more than 6.0 metres in height; and

(K) A dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;

(L) A minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(M) The following uses are not permitted:

- vehicle dealership;
- vehicle fuel station;
- vehicle washing establishment; and
- vehicle service shop; and

(N) A vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) A place of worship is permitted;

(P) For a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

- is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
- is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(Q) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(721) Exception CR 721

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

- a minimum of 2.0 metres; and
- a maximum of 4.0 metres; and
(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(iii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, **Office**, **Eating Establishment**, **Recreational Use**, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, **office**,
nursing home, personal service shop, entertainment place of assembly, private home
daycare, recreation use, sports place of assembly, eating establishment, take-out eating
establishment, retail store, retail service, retirement home, private school, public school,
municipally owned public parking, transportation use, ambulance depot, fire hall, police station,
and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE “B” Number 134, 215 and 253, of Scarborough By-law 9511.

(722) Exception CR 722
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria
Park Avenue is:
    (i) a minimum of 2.0 metres; and
    (ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5
metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue
East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres
more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:
    (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the
main wall of the first and second storey of a building, when the total length of the lot lines
along Lawrence Avenue East are more than 30.0 metres; and
    (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be
occupied by the main wall of the first and second storey of a building;

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at
a right angle from one of these walls intercepts the other wall, the minimum above ground distance
between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the
elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square
metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a
minimum rate of:
    (i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located
inside the building and a direct access to a kitchen and washroom; and
    (ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40
square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse
    (i) must be stepped back an additional 6.0 metres to any required building setback from each
lot line that abuts a street;
    (ii) must not cover more than 50% of the roof area; and
    (ii) must be no more than 6.0 metres in height; and

(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must
be located on the second storey above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a
lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(M) the following uses are not permitted:
(i) vehicle dealership;
(ii) vehicle fuel station;
(iii) vehicle washing establishment; and
(iv) vehicle service shop; and

(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
(ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of Scarborough By-law 9511.

(723) Exception CR 723

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and
(ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a
minimum rate of:

(i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and
(ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;
(ii) must not cover more than 50% of the roof area; and
(iii) must be no more than 6.0 metres in height; and

(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(M) the following uses are not permitted:

(i) vehicle dealership;
(ii) vehicle fuel station;
(iii) vehicle washing establishment; and
(iv) vehicle service shop; and

(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of Scarborough By-law 9511; and

(B) Schedule "C" Exception 34, of Scarborough By-law 9511

(724) Exception CR 724

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and
(ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue
East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:

(i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;

(ii) must not cover more than 50% of the roof area; and

(iii) must be no more than 6.0 metres in height; and

(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(M) the following uses are not permitted:

(i) vehicle dealership;

(ii) vehicle fuel station;

(iii) vehicle washing establishment; and

(iv) vehicle service shop; and

(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, place of worship and public utility;

(P) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide
parking spaces for the uses as required in Chapter 200; and

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(725) Exception CR 725

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
   (i) a minimum of 2.0 metres; and
   (ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:
   (i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and
   (ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse
   (i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;
   (ii) must not cover more than 50% of the roof area; and
   (ii) must be no more than 6.0 metres in height; and

(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(M) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
(iv) vehicle service shop; and

(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and

(ii) is greater than 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE “B” Number 134, 215 and 255, of Scarborough By-law 9511.

(726) Exception CR 726

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:

(i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and
(ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;
(ii) must not cover more than 50% of the roof area; and
(iii) must be no more than 6.0 metres in height; and

(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(M) the following uses are not permitted:

(i) vehicle dealership;
(ii) vehicle fuel station;
(iii) vehicle washing establishment; and
(iv) vehicle service shop; and

(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and
(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 252, of Scarborough By-law 9511.

(727) Exception CR 727

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and
(ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the
main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:

(i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(M) the following uses are not permitted:

(i) vehicle dealership;

(ii) vehicle fuel station;

(iii) vehicle washing establishment; and

(iv) vehicle service shop; and

(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE “B” Number 134, 215 and 255, of Scarborough By-law 9511.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the building setback from a lot line that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
   (i) a minimum of 2.0 metres; and
   (ii) a maximum of 4.0 metres; and

(B) the minimum building setback from a lot line that abuts a lot in a residential zone category is 7.5 metres;

(C) if the main wall of a building faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the main wall that is above 20 storeys in height must be set back 2 metres more than the main wall below it;

(D) if a lot abuts Lawrence Avenue East:
   (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the main wall of the first and second storey of a building; and

(E) if buildings have walls with openings to dwelling units facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first storey is 4.5 metres;

(G) no part of a building must penetrate a 45-degree angular plane projected over the lot from the elevation of the ground along any part of a lot line that abuts a lot in a residential zone category;

(H) The maximum gross floor area of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a building contains more than 20 dwelling units, amenity space must be provided at a minimum rate of:
   (i) 2.0 square metres of indoor amenity space for each dwelling unit, and it must be located inside the building and a direct access to a kitchen and washroom; and
   (ii) 2.0 square metres of outdoor amenity space for each dwelling unit, and a minimum of 40 square metres of it must be directly accessible to the indoor amenity space; and

(J) a mechanical penthouse
   (i) must be stepped back an additional 6.0 metres to any required building setback from each lot line that abuts a street;
   (ii) must not cover more than 50% of the roof area; and
   (ii) must be no more than 6.0 metres in height; and

(K) a dwelling unit must be a minimum of 18.0 metres from a lot line that abuts a street and it must be located on the second storey above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a lot line that abuts a lot in a residential zone category, and it must be used for landscaping only;

(M) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop; and

(N) a vehicle must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a Retail Store, Personal Service Shop, Office, Eating Establishment, Recreational Use, and Entertainment Place of Assembly if the gross floor area of all these uses:

1407
(i) is 1000 square metres or less parking space must be provided at a minimum rate of 1 parking space per 100 square metres of gross floor area; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of gross floor area for the uses having the lowest parking space requirements in Chapter 200 and all floor area in excess 1000 square metres must provide parking spaces for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40, day nursery, education use, financial institution club, hotel, office, nursing home, personal service shop, entertainment place of assembly, private home daycare, recreation use, sports place of assembly, eating establishment, take-out eating establishment, retail store, retail service, retirement home, private school, public school, municipally owned public parking, transportation use, ambulance depot, fire hall, police station, and public utility.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 256, of Scarborough By-law 9511.

(789) Exception CR 789

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(269), former City of York Zoning By-law 1-83.

(793) Exception CR 793

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(260), former City of York Zoning By-law 1-83.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(391), former City of York Zoning By-law 1-83.

(798) Exception CR 798

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(416), former City of York Zoning By-law 1-83.

(799) Exception CR 799

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(271) of the former City of York Zoning By-law 1-83.

(800) Exception CR 800

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40; day nursery; education use; financial institution; club; hotel; office; nursing home; personal service shop; entertainment place of assembly; place of worship; private home daycare; recreation use; sports place of assembly; eating establishment; take-out eating establishment; retail store; retail service; retirement home; private school; public school; municipally owned public parking; transportation use; ambulance depot; fire hall; police station; and public utility;

(B) the following uses are not permitted:

(i) vehicle dealership;

(ii) vehicle fuel station;

(iii) vehicle washing establishment; and

(iv) vehicle service shop;

(C) the gross floor area on a lot is:

(i) a minimum of 1.0 times the area of the lot; and

(ii) a maximum of 3.5 times the area of the lot;

(D) a dwelling unit must be entirely located:

(i) above the second above grade storey of the building; or

(ii) at least 18.0 metres from a lot line that abuts Danforth Avenue;

(E) the minimum building setback from lot line that abuts:

(i) a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres; and

(ii) a railway right-of-way is 30.0 metres;

(F) the maximum Building Height is 23.0 metres;

(G) the number of storeys is:

(i) a minimum of 2; and

(ii) a maximum of 7, excluding basements and mechanical penthouses. An additional storey if permitted if:

(a) it is used exclusively for mechanical penthouse purposes, which includes mechanical
equipment for the building and elevator machine rooms; and
(b) the overall height is not greater than 4.5 metres;

(H) the minimum floor-to-ceiling height of the first storey at or above grade is 4.5 metres;
(I) no parking space may be located in any yard abutting Danforth Avenue;
(J) if a lot in a CR zone abuts a lot in a RD zone or RS zone or is separated from a lot in a RD zone or RS zone by a lane, no part of the building in the CR zone is to penetrate a 45 degree angular plane over the lot in the CR zone, projected from:
   (i) the level of grade along the entire portion of the side lot line that abuts the lot in the RD or RS zone; and
   (ii) the portion of the lot line that abuts the lane commencing at an elevation equal to the width of the lane right-of-way;

(K) if a lot abuts Danforth Avenue:
   (i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building; and

(L) the building setback from a lot line that abuts a street is:
   (i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
   (ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
   (iii) 1.5 metres from any other street;

(M) despite (L)(i) if a building contains more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(O) of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.

(P) if a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) lot coverage does not apply; and

(R) on the lands municipally known as 3246 Danforth Avenue, existing parking spaces may be located in tandem, with each parking space having a minimum dimensions of 2.4 metres by 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(801) Exception CR 801
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback is:
   (i) 3.0 metres from a lot line that abuts a street;
   (ii) 9.0 metres from a side lot line; and
   (iii) 30 metres for all structures other than underground parking structures from a rear lot line; and

(B) the minimum building setback for an underground parking structures is:
   (i) 3.0 metres from a lot line that abuts Danforth Avenue
   (ii) 1.5 metres from a lot line that abuts Warden Avenue;
   (iii) 3.0 metres from a rear lot line;
   (iv) 1.0 metres from the west lot line; and
(v) no building setback from any other lot line; and

(C) the maximum height of a building is:
   (i) 16 storeys for and apartment building, excluding rooftop mechanical equipment and parking structures; and
   (ii) 6 storeys for an office buildings, excluding rooftop mechanical equipment and parking structures; and

(D) the maximum number of dwelling units must not exceed 1 for each 67 square metres of lot area;

(E) the maximum non-residential gross floor area of all buildings must not exceed 0.8 times the area of the lot;

(F) indoor amenity space for the must be provided at a minimum rate of 1.5 square metres for each dwelling unit;

(G) for each dwelling unit up to a maximum of 196, a minimum of 12.75 square metres of non-residential interior floor area must be provided and located within 35 metres of the lot line that abuts Danforth Avenue;

(H) a minimum of 1.3 parking spaces must be provided for each dwelling unit; and

(I) the only uses permitted are:
   (i) financial institution;
   (ii) offices;
   (iii) custom workshop, for sale of goods on premises;
   (iv) entertainment place of Assembly
   (v) recreation use
   (vi) eating establishment and takeout eating establishment
   (vii) Retail Stores
   (viii) Service Shops
   (ix) Studios

Prevailing By-laws and Prevailing Sections: (None Apply)

(802) Exception CR 802

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40; day nursery; education use; financial institution; club; hotel; office; nursing home; personal service shop; entertainment place of assembly; place of worship; private home daycare; recreation use; sports place of assembly; eating establishment; takeout eating establishment; retail store; retail service; retirement home; private school; public school; municipally owned public parking; transportation use; ambulance depot; fire hall; police station; and public utility;

(B) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop;

(C) the gross floor area on a lot is:
   (i) a minimum of 1.0 times the area of the lot; and
   (ii) a maximum of 4.5 times the area of the lot;

(D) a dwelling unit must be entirely located:
   (i) above the second above grade storey of the building; or
   (ii) at least 18.0 metres from a lot line that abuts Danforth Avenue;
(E) the minimum building setback from lot line that abuts:
   (i) a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres; and
   (ii) a railway right-of-way is 30.0 metres;
(F) the maximum Building Height is 32.0 metres
(G) the number of storeys is:
   (i) a minimum of 2; and
   (ii) a maximum of 10, excluding basements and mechanical penthouses. An additional storey if permitted if:
      (a) it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the building and elevator machine rooms; and
      (b) the overall height is not greater than 4.5 metres;
(H) the minimum floor-to-ceiling height of the first storey at or above grade is 4.5 metres;
(I) no parking space may be located in any yard abutting Danforth Avenue;
(J) if a lot in a CR zone abuts a lot in a RD zone or RS zone or is separated from a lot in a RD zone or RS zone by a lane, no part of the building in the CR zone is to penetrate a 45 degree angular plane over the lot in the CR zone, projected from:
   (i) the level of grade along the entire portion of the side lot line that abuts the lot in the RD or RS zone; and
   (ii) the portion of the lot line that abuts the lane commencing at an elevation equal to the width of the lane right-of-way;
(K) if a lot abuts Danforth Avenue:
   (i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building; and
(L) the building setback from a lot line that abuts a street is:
   (i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
   (ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
   (iii) 1.5 metres from any other street;
(M) despite (L)(i) if a building contains more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;
(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit
(O) of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.
(P) if a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
(Q) lot coverage does not apply; and
(R) on the lands municipally known as 3246 Danforth Avenue, existing parking spaces may be located in tandem, with each parking space having a minimum dimensions of 2.4 metres by 4.5 metres; and
(S) despite 40.10.20.100 (2), a Nightclub is not permitted.
Prevailing By-laws and Prevailing Sections: (None Apply)

(803) Exception CR 803
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the minimum **building setback** from a **lot line** that abuts:
   (i) Danforth Road, is the greater of 3.0 metres from the **lot line** or 18.0 metres from the original centreline of the **street**; and
   (ii) any other **street** 3.0 metres; and

(B) a **place of worship** is permitted.

(C) a minimum 1.5 metre wide **soft landscaping** strip of land must be provided along the entire length of a **park** of a **lot line** that abuts a **lot** in a RD zone or RS zone;

Prevailing By-laws and Prevailing Sections: (None Apply)

(804) **Exception CR 804**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:
   (i) Danforth Road, is the greater of 3.0 metres from the **lot line** or 18.0 metres from the original centreline of the **street**; and
   (ii) **Warden Avenue** is 16.5 metres from the original centreline of the **street**; and
   (iii) any other **street** 3.0 metres; and

(B) the maximum **lot coverage** is 70%; and

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(805) **Exception CR 805**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:
   (i) Danforth Road, is the greater of 3.0 metres from the **lot line** or 18.0 metres from the original centreline of the **street**; and
   (ii) any other **street** 3.0 metres; and

(B) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(806) **Exception CR 806**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) a **place of worship** is permitted;

(C) **parking spaces** must be provided at a minimum rate of:
   (i) 10 for each 100 square metres of **gross floor area** used for an **eating establishment**; and
   (ii) 2.6 for each 100 square metres of **gross floor area** for all other uses;

(D) a minimum 1.5 metre wide **soft landscaping** strip of land must be provided along the entire length of a **park** of a **lot line** that abuts a **lot** in a RD zone or RS zone;

(E) only the following uses are permitted:
   (i) **financial institutions**;
   (ii) **Offices**;
   (iii) **Personal Service Shops**;
   (iv) **eating establishments**;
   (v) **Retail Stores**.
(F) an eating establishment must not be located less that 18.0 metres from a lot in a residential zone category;

(G) the maximum interior floor area of all eating establishments must not exceed 140 square metres; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(808) Exception CR 808

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40; day nursery; education use; financial institution; club; hotel; office; nursing home; personal service shop; entertainment place of assembly; place of worship; private home daycare; recreation use; sports place of assembly; eating establishment; take-out eating establishment; retail store; retail service; retirement home; private school; public school; municipally owned public parking; transportation use; ambulance depot; fire hall; police station; and public utility;

(B) the following uses are not permitted:
   - vehicle dealership;
   - vehicle fuel station;
   - vehicle washing establishment; and
   - vehicle service shop;

(C) the gross floor area on a lot is:
   - a minimum of 1.0 times the area of the lot; and
   - a maximum of 4.5 times the area of the lot;

(D) a dwelling unit must be entirely located:
   - above the second above grade storey of the building; or
   - at least 18.0 metres from a lot line that abuts Danforth Avenue;

(E) the minimum building setback from lot line that abuts a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum Building Height is 32.0 metres

(G) the number of storeys is:
   - a minimum of 2; and
   - a maximum of 10, excluding basements and mechanical penthouses. An additional storey if permitted if:
     - it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the building and elevator machine rooms; and
     - the overall height is not greater than 4.5 metres;

(H) the minimum floor-to-ceiling height of the first storey at or above grade is 4.5 metres;

(I) no parking space may be located in any yard abutting Danforth Avenue;

(J) if a lot in a CR zone abuts a lot in a RD zone or RS zone or is separated from a lot in a RD zone or RS zone by a lane, no part of the building in the CR zone is to penetrate a 45 degree angular plane over the lot in the CR zone, projected from:
   - the level of grade along the entire portion of the side lot line that abuts the lot in the RD or RS zone; and
   - the portion of the lot line that abuts the lane commencing at an elevation equal to the width of the lane right-of-way;

(K) if a lot abuts Danforth Avenue:
   - a minimum of 70% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along
Lawrence Avenue East are more than 30.0 metres; and
(ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building; and

(L) the building setback from a lot line that abuts a street is:
   (i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
   (ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
   (iii) 1.5 metres from any other street;

(M) despite (L)(i) if a building contains more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit;

(O) of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.

(P) if a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) lot coverage does not apply; and

(R) on the lands municipally known as 3246 Danforth Avenue, existing parking spaces may be located in tandem, with each parking space having a minimum dimensions of 2.4 metres by 4.5 metres; and

(S) despite 40.10.20.100 (2), a Nightclub is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(810) Exception CR 810

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40; day nursery; education use; financial institution; club; hotel; office; nursing home; personal service shop; entertainment place of assembly; place of worship; private home daycare; recreation use; sports place of assembly; eating establishment; take-out eating establishment; retail store; retail service; retirement home; private school; public school; municipally owned public parking; transportation use; ambulance depot; fire hall; police station; and public utility;

(B) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop;

(C) the gross floor area on a lot is:
   (i) a minimum of 1.0 times the area of the lot; and
   (ii) a maximum of 4.5 times the area of the lot;

(D) a dwelling unit must be entirely located:
   (i) above the second above grade storey of the building; or
   (ii) at least 18.0 metres from a lot line that abuts Danforth Avenue;

(E) the minimum building setback from lot line that abuts a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum Building Height is 11.0 metres

(G) the number of storeys is:
   (i) a minimum of 2; and
   (ii) a maximum of 3;
(H) the minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;
(I) no **parking space** may be located in any yard abutting Danforth Avenue;
(J) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
   (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
   (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;
(K) if a **lot** abuts Danforth Avenue:
   (i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**; and
(L) the **building setback** from a **lot line** that abuts a **street** is:
   (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;
   (ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;
   (iii) 1.5 metres from any other **street**;
(M) despite (L)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be set back from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;
(N) **bicycle parking spaces** must be provided at a minimum rate of 0.5 bicycles per **dwelling unit**
(O) of the required **bicycle parking spaces** a minimum of 80% must be for occupant use, and 20% must be for visitor use.
(P) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
(Q) **lot coverage** does not apply; and
(R) despite 40.10.20.100 (2), a **Nightclub** is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(811) **Exception CR 811**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; **office**; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; **ambulance depot**; **fire hall**; **police station**; and **public utility**;
(B) the following uses are not permitted:
   (i) **vehicle dealership**;
   (ii) **vehicle fuel station**;
   (iii) **vehicle washing establishment**; and
   (iv) **vehicle service shop**;
(C) the **gross floor area** on a **lot** is:
   (i) a minimum of 1.0 times the area of the **lot**; and
   (ii) a maximum of 3.5 times the area of the **lot**;
(D) a **dwelling unit** must be entirely located:
(i) above the second above grade storey of the building; or
(ii) at least 18.0 metres from a lot line that abuts Danforth Avenue;

(E) the minimum building setback from lot line that abuts a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum Building Height is 23.0 metres

(G) the number of storeys is:
(i) a minimum of 2; and
(ii) a maximum of 7, excluding basements and mechanical penthouses. An additional storey if permitted if:
   (a) it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the building and elevator machine rooms; and
   (b) the overall height is not greater than 4.5 metres;

(H) the minimum floor-to-ceiling height of the first storey at or above grade is 4.5 metres;

(I) no parking space may be located in any yard abutting Danforth Avenue;

(J) if a lot in a CR zone abuts a lot in a RD zone or RS zone or is separated from a lot in a RD zone or RS zone by a lane, no part of the building in the CR zone is to penetrate a 45 degree angular plane over the lot in the CR zone, projected from:
   (i) the level of grade along the entire portion of the side lot line that abuts the lot in the RD or RS zone; and
   (ii) the portion of the lot line that abuts the lane commencing at an elevation equal to the width of the lane right-of-way;

(K) if a lot abuts Danforth Avenue:
   (i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building; and

(L) the building setback from a lot line that abuts a street is:
   (i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
   (ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
   (iii) 1.5 metres from any other street;

(M) despite (L)(i) if a building contains more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(O) of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.

(P) if a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) lot coverage does not apply; and

(R) on the lands municipally known as 3246 Danforth Avenue, existing parking spaces may be located in tandem, with each parking space having a minimum dimensions of 2.4 metres by 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(812) Exception CR 812

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type
permitted by 40.10.20.40; day nursery; education use; financial institution; club; hotel; office; nursing home; personal service shop; entertainment place of assembly; place of worship; private home daycare; recreation use; sports place of assembly; eating establishment; take-out eating establishment; retail store; retail service; retirement home; private school; public school; municipally owned public parking; transportation use; ambulance depot; fire hall; police station; and public utility;

(B) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop;

(C) the gross floor area on a lot is:
   (i) a minimum of 1.0 times the area of the lot; and
   (ii) a maximum of 2.5 times the area of the lot;

(D) a dwelling unit must be entirely located:
   (i) above the second above grade storey of the building; or
   (ii) at least 18.0 metres from a lot line that abuts Danforth Avenue;

(E) the minimum building setback from lot line that abuts a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum Building Height is 14.0 metres

(G) the number of storeys is:
   (i) a minimum of 2; and
   (ii) a maximum of 4;

(H) no parking space may be located in any yard abutting Danforth Avenue;

(I) if a lot in a CR zone abuts a lot in a RD zone or RS zone or is separated from a lot in a RD zone or RS zone by a lane, no part of the building in the CR zone is to penetrate a 45 degree angular plane over the lot in the CR zone, projected from:
   (i) the level of grade along the entire portion of the side lot line that abuts the lot in the RD or RS zone; and
   (ii) the portion of the lot line that abuts the lane commencing at an elevation equal to the width of the lane right-of-way;

(J) the building setback from a lot line that abuts a street is:
   (i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
   (ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
   (iii) 1.5 metres from any other street;

(K) despite (J)(i) if a building contains more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(L) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(M) of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.

(N) if a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(O) lot coverage does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(815) Exception CR 815
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40; day nursery; education use; financial institution; club; hotel; office; nursing home; personal service shop; entertainment place of assembly; place of worship; private home daycare; recreation use; sports place of assembly; eating establishment; take-out eating establishment; retail store; retail service; retirement home; private school; public school; municipally owned public parking; transportation use; ambulance depot; fire hall; police station; and public utility;

(B) the following uses are not permitted:
   (i) vehicle dealership;
   (ii) vehicle fuel station;
   (iii) vehicle washing establishment; and
   (iv) vehicle service shop;

(C) the gross floor area on a lot is:
   (i) a minimum of 1.0 times the area of the lot; and
   (ii) a maximum of 2.5 times the area of the lot;

(D) a dwelling unit must be entirely located:
   (i) above the second above grade storey of the building; or
   (ii) at least 18.0 metres from a lot line that abuts Danforth Avenue;

(E) the minimum building setback from lot line that abuts a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum Building Height is 14.0 metres

(G) the number of storeys is:
   (i) a minimum of 2; and
   (ii) a maximum of 4;

(H) if a lot in a CR zone abuts a lot in a RD zone or RS zone or is separated from a lot in a RD zone or RS zone by a lane, no part of the building in the CR zone is to penetrate a 45 degree angular plane over the lot in the CR zone, projected from:
   (i) the level of grade along the entire portion of the side lot line that abuts the lot in the RD or RS zone; and
   (ii) the portion of the lot line that abuts the lane commencing at an elevation equal to the width of the lane right-of-way;

(I) if a lot abuts Danforth Avenue:
   (i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along Lawrence Avenue East are more than 30.0 metres; and
   (ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building; and

(J) the building setback from a lot line that abuts a street is:
   (i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
   (ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
   (iii) 1.5 metres from any other street;

(K) despite (J)(i) if a building contains more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(L) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(M) of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.

(N) if a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;
(O) lot coverage does not apply; and

(P) on the lands municipally known as 3246 Danforth Avenue, existing parking spaces may be located in tandem, with each parking space having a minimum dimensions of 2.4 metres by 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(818) Exception CR 818

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: dwelling unit in a building type permitted by 40.10.20.40; day nursery; education use; financial institution; club; hotel; office; nursing home; personal service shop; entertainment place of assembly; place of worship; private home daycare; recreation use; sports place of assembly; eating establishment; take-out eating establishment; retail store; retail service; retirement home; private school; public school; municipally owned public parking; transportation use; ambulance depot; fire hall; police station; and public utility;

(B) the following uses are not permitted:

(i) vehicle dealership;
(ii) vehicle fuel station;
(iii) vehicle washing establishment; and
(iv) vehicle service shop;

(C) the gross floor area on a lot is:

(i) a minimum of 1.0 times the area of the lot; and
(ii) a maximum of 3.5 times the area of the lot;

(D) a dwelling unit must be entirely located:

(i) above the second above grade storey of the building; or
(ii) at least 18.0 metres from a lot line that abuts Danforth Avenue;

(E) the minimum building setback from lot line that abuts a lot in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum Building Height is 23.0 metres;

(G) the number of storeys is:

(i) a minimum of 2; and
(ii) a maximum of 7, excluding basements and mechanical penthouses. An additional storey if permitted if:

(a) it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the building and elevator machine rooms; and
(b) the overall height is not greater than 4.5 metres;

(H) the minimum floor-to-ceiling height of the first storey at or above grade is 4.5 metres;

(I) no parking space may be located in any yard abutting Danforth Avenue;

(J) if a lot in a CR zone abuts a lot in a RD zone or RS zone or is separated from a lot in a RD zone or RS zone by a lane, no part of the building in the CR zone is to penetrate a 45 degree angular plane over the lot in the CR zone, projected from:

(i) the level of grade along the entire portion of the side lot line that abuts the lot in the RD or RS zone; and

(ii) the portion of the lot line that abuts the lane commencing at an elevation equal to the width of the lane right-of-way;

(K) if a lot abuts Danforth Avenue:

(i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building, when the total length of the lot lines along
Lawrence Avenue East are more than 30.0 metres; and
(ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the main wall of the first and second storey of a building; and

(L) the building setback from a lot line that abuts a street is:
(i) a maximum of 3.0 metres if the lot line abuts Danforth Avenue;
(ii) a minimum of zero metres if the lot line abuts Danforth Avenue;
(iii) 1.5 metres from any other street;

(M) despite (L)(i) if a building contains more than 6 stories above grade the main wall of the upper two most floors must be set back from a lot line that abuts a street an additional 1.5 metres to the main wall setback existing below the sixth storey;

(N) bicycle parking spaces must be provided at a minimum rate of 0.5 bicycles per dwelling unit

(O) of the required bicycle parking spaces a minimum of 80% must be for occupant use, and 20% must be for visitor use.

(P) if a bicycle parking space is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) lot coverage does not apply; and

(R) on the lands municipally known as 3246 Danforth Avenue, existing parking spaces may be located in tandem, with each parking space having a minimum dimensions of 2.4 metres by 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(819) Exception CR 819
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 264 Browns Line, former City of Etobicoke by-law 1979-278.

(820) Exception CR 820
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 278 Browns Line, former City of Etobicoke by-law 1979-175.

(827) Exception CR 827
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(829) Exception CR 829
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 828-2006.

(830) Exception CR 830
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 4335 Bloor Street West, former City of Etobicoke by-law 14496.

(831) Exception CR 831
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(832) Exception CR 832
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the lot, including all non-residential uses, may be 0.7 provided:
   (i) a minimum of 30% of the area of the lot is used for landscaping.

(833) Exception CR 833
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(834) Exception CR 834
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(835) Exception CR 835
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(836) Exception CR 836
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(837) Exception CR 837
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 872-1999.

(839) Exception CR 839
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 725 Browns Line, former City of Etobicoke by-law 1993-133.

(842) Exception CR 842
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
   (A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the lot, including all non-residential uses, may be 0.7 provided:
      (i) a minimum of 30% of the area of the lot is used for landscaping; and
Prevailing By-laws and Prevailing Sections:
   (A) On 401-405 The West Mall (East side), former City of Etobicoke by-law 1978-101.

(844) Exception CR 844
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
   (A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the lot, including all non-residential uses, may be 0.7 provided:
      (i) a minimum of 30% of the area of the lot is used for landscaping; and
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-laws 10955 and 11449.

(846) Exception CR 846
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 577 Burnhamthorpe Road, former City of Etobicoke by-law 1997-174.

(848) Exception CR 848
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1989-25.

(850) Exception CR 850
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 2732-2750 Lakeshore Boulevard (North side), former City of Etobicoke by-law 1980-189.
(869) Exception CR 869
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
   (A) Dwelling units are only permitted above the first floor.
Prevailing By-laws and Prevailing Sections: (None Apply)

(870) Exception CR 870
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
   (A) Dwelling units are only permitted above the first floor.
Prevailing By-laws and Prevailing Sections:
   (A) City of Toronto by-law 735-1999.

(872) Exception CR 872
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
   (A) Dwelling units are only permitted above the first floor.
Prevailing By-laws and Prevailing Sections:
   (A) On 2454-2458 Lakeshore Boulevard (Northwest side) and 1 Mimico Avenue, former City of Etobicoke by-law 1985-266.

(873) Exception CR 873
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 255 The East Mall, former City of Etobicoke by-law 1978-63.

(875) Exception CR 875
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 2 and 10 East Mall Crescent, former City of Etobicoke by-law 1454.

(876) Exception CR 876
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On 2 Billingham Road, former City of Etobicoke by-law 3167.

(877) Exception CR 877
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(878) Exception CR 878
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 5476 Dundas Street West, former City of Etobicoke by-laws 12273 and 12245.

Exception CR 898

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the lot, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the lot is used for landscaping.

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1388 and 2308 prevail.

Exception CR 900

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the lot, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the lot is used for landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 901

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the lot, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the lot is used for landscaping.

Prevailing By-laws and Prevailing Sections:

(A) On 464-480 The East Mall (West side), former City of Etobicoke by-law 1997-90.

Exception CR 903

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the lot, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the lot is used for landscaping.

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 15029.

Exception CR 905

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the lot,
including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the lot is used for landscaping.

Prevailing By-laws and Prevailing Sections:

(A) On 300-304 The East Mall (West side), former City of Etobicoke by-law 4065.

(913) Exception CR 913

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
(iv) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(400), former City of York Zoning By-law 1-83.

(914) Exception CR 914

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(358), former City of York Zoning By-law 1-83; and
(B) Section 16(220), former City of York Zoning By-law 1-83.

(915) Exception CR 915

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(220), former City of York Zoning By-law 1-83.

(916) Exception CR 916

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
(iv) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.
portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(338), former City of York Zoning By-law 1-83.

(918) Exception CR 918
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
   (iv) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(349), former City of York Zoning By-law 1-83.

(919) Exception CR 919
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(418), former City of York Zoning By-law 1-83.

(920) Exception CR 920
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(36), former City of York Zoning By-law 1-83.

(922) Exception CR 922
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(203), former City of York Zoning By-law 1-83.

(923) Exception CR 923
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(102), former City of York Zoning By-law 1-83.
(924) Exception CR 924
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
  Site Specific Provisions: (None Apply)
  Prevailing By-laws and Prevailing Sections:
    (A) Section 16(68), former City of York Zoning By-law 1-83; and
    (B) Section 16(344), former City of York Zoning By-law 1-83.

(925) Exception CR 925
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
  Site Specific Provisions: (None Apply)
  Prevailing By-laws and Prevailing Sections:
    (A) Section 16(68), former City of York Zoning By-law 1-83; and
    (B) Section 16(223), former City of York Zoning By-law 1-83.

(926) Exception CR 926
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
  Site Specific Provisions: (None Apply)
  Prevailing By-laws and Prevailing Sections:
    (A) Section 16(68), former City of York Zoning By-law 1-83; and
    (B) Section 16(222), former City of York Zoning By-law 1-83.

(928) Exception CR 928
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
  Site Specific Provisions: (None Apply)
  Prevailing By-laws and Prevailing Sections:
    (A) Section 16(53), former City of York Zoning By-law 1-83.

(933) Exception CR 933
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
  Site Specific Provisions: (None Apply)
  Prevailing By-laws and Prevailing Sections:
    (A) Former City of Etobicoke by-law 8498.

(949) Exception CR 949
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
  Site Specific Provisions: (None Apply)
  Prevailing By-laws and Prevailing Sections:
    (A) City of Toronto by-law 1092-2006.

(956) Exception CR 956
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
  Site Specific Provisions: (None Apply)
  Prevailing By-laws and Prevailing Sections:
    (A) City of Toronto by-law 740-2003.

(958) Exception CR 958
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 11851; and
(B) City of Toronto by-law 421-2002.

(959) Exception CR 959
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 8855;
(B) Former City of Etobicoke by-law 9908; and
(C) Former City of Etobicoke by-law 1995-223.

(960) Exception CR 960
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(311), former City of York Zoning By-law 1-83.

(962) Exception CR 962
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(132), former City of York Zoning By-law 1-83.

(969) Exception CR 969
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) the maximum permitted height of any portion of a building or structure constructed within 6.0 metres of the front lot line is 9.0 metres; and
(iv) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
(v) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(245), former City of York Zoning By-law 1-83; and
(B) Section 16(421), former City of York Zoning By-law 1-83.

(971) Exception CR 971
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
(iv) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law 758.

(972) Exception CR 972

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) the maximum permitted height of any portion of a building or structure constructed within 6.0 metres of the front lot line is 9.0 metres; and
(iv) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
(v) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(256), former City of York Zoning By-law 1-83.

(973) Exception CR 973

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
(iv) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any
portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:
(A) Former City of York by-law 197.

(974) Exception CR 974
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Any portion of a building or structure constructed within 6.0 metres of the front lot line shall be limited to 9.0 metres in height; and
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) the maximum permitted height of any portion of a building or structure constructed within 6.0 metres of the front lot line is 9.0 metres; and
   (iv) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
   (v) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(261), former City of York Zoning By-law 1-83.

(975) Exception CR 975
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Any portion of a building or structure constructed within 6.0 metres of the front lot line (Weston Road) shall be limited to 9.0 metres in height; and
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) the maximum permitted height of any portion of a building or structure constructed within 6.0 metres of the front lot line is 9.0 metres; and
   (iv) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
   (v) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(331), former City of York Zoning By-law 1-83.

(976) Exception CR 976
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Any portion of a building or structure constructed within 6.0 metres of the front lot line shall be limited to 9.0 metres in height; and

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   
   (iii) the maximum permitted height of any portion of a building or structure constructed within 6.0 metres of the front lot line is 9.0 metres; and

   (iv) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or

   (v) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law PB 2494.

(977) Exception CR 977

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Any portion of a building or structure constructed within 6.0 metres of the front lot line shall be limited to 9.0 metres in height; and

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   
   (iii) the maximum permitted height of any portion of a building or structure constructed within 6.0 metres of the front lot line is 9.0 metres; and

   (iv) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or

   (v) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law PB 2428.

(978) Exception CR 978

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Any portion of a building or structure constructed within 6.0 metres of the front lot line shall be limited to 9.0 metres in height; and

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) the maximum permitted height of any portion of a building or structure constructed within 6.0 metres of the front lot line is 9.0 metres; and
(iv) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
(v) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:
(A) Section 16(306), former City of York Zoning By-law 1-83.

(980) Exception CR 980
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(195), former City of York Zoning By-law 1-83.

(982) Exception CR 982
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of York by-law 13249.

(983) Exception CR 983
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 829-2006;
(B) Sections 11.2.1(10), former City of York Zoning By-law 1-83;
(C) Sections 11.3.1(5)(b), former City of York Zoning By-law 1-83; and
(D) Sections 16(343), former City of York Zoning By-law 1-83.

(985) Exception CR 985
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 829-2006;
(B) Sections 11.2.1(10), former City of York Zoning By-law 1-83;
(C) Sections 11.3.1(5)(b), former City of York Zoning By-law 1-83; and
(D) Section 16(343), former City of York Zoning By-law 1-83.

(986) Exception CR 986
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
(iv) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(123), former City of York Zoning By-law 1-83.

(987) Exception CR 987
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
(iv) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(224), former City of York Zoning By-law 1-83.

(988) Exception CR 988
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or
(iv) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(207), former City of York Zoning By-law 1-83.
(989) Exception CR 989
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 16(326), former City of York Zoning By-law 1-83.

(995) Exception CR 995
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1990-155.

(1005) Exception CR 1005
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12.1.4, former Borough of East York Zoning By-law 6752.

(1006) Exception CR 1006
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12.1.7, former Borough of East York Zoning By-law 6752.

(1102) Exception CR 1102
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1992-224.

(1103) Exception CR 1103
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 8547.

(1104) Exception CR 1104
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 8547;
   (B) Former City of Etobicoke by-law 3883;
   (C) Former City of Etobicoke by-law 13717;
   (D) Former City of Etobicoke by-law 13882;
   (E) Former City of Etobicoke by-law 14362; and
(F) Former City of Etobicoke by-law 14727.

(1105) Exception CR 1105
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1987-77.

(1106) Exception CR 1106
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-laws 3883.

(1107) Exception CR 1107
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-laws 14584; and
(B) Former City of Etobicoke by-law 14828.

(1108) Exception CR 1108
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 10379;
(B) Former City of Etobicoke by-law 10980;
(C) Former City of Etobicoke by-law 14584;
(D) Former City of Etobicoke by-law 14759; and
(E) Former City of Etobicoke by-law 14828.

(1109) Exception CR 1109
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1986-248.

(1111) Exception CR 1111
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1025; and
(B) Former City of Etobicoke by-law 1972.

(1112) Exception CR 1112
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1903.

(1113) Exception CR 1113
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1793.

(1115) Exception CR 1115
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1981-207; and
   (B) Former City of Etobicoke by-law 1978-269.

(1116) Exception CR 1116
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke Zoning By-law 840.

(1117) Exception CR 1117
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1986-236.

(1124) Exception CR 1124
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1989-78.

(1125) Exception CR 1125
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 1995-43.

(1127) Exception CR 1127
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 3228; and
   (B) Former City of Etobicoke by-law 1986-19.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

(A) City of Toronto by-law 163-2006.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

(A) City of Toronto by-law 1409-2007.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

(A) Former City of Etobicoke by-law 1978-62.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

(A) Former City of Etobicoke by-law 4322.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

(A) Former City of Etobicoke by-law 931; and

(B) Former City of Etobicoke by-law 1077.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

(A) Former City of Etobicoke by-law 931;

(B) Former City of Etobicoke by-law 9844;

(C) Former City of Etobicoke by-law 1077;

(D) Former City of Etobicoke by-law 10130.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

(A) Former City of Etobicoke by-law 8686; and
(B) City of Toronto by-law 483-2006.

(1138) **Exception CR 1138**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of Etobicoke by-law 615.

(1139) **Exception CR 1139**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of Etobicoke by-law 1988-7.

(1140) **Exception CR 1140**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of Etobicoke by-law 4168;
  (B) Former City of Etobicoke by-law 9844; and
  (C) Former City of Etobicoke by-law 1978-95.

(1142) **Exception CR 1142**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of Etobicoke by-law 2614.

(1143) **Exception CR 1143**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of Etobicoke by-law 12666;
  (B) Former City of Etobicoke by-law 13458; and
  (C) Former City of Etobicoke by-law 13722.

(1144) **Exception CR 1144**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Former City of Etobicoke by-law 1302;
  (B) Former City of Etobicoke by-law 8796;
  (C) Former City of Etobicoke by-law 12949; and
  (D) Former City of Etobicoke by-law 13088.

(1148) **Exception CR 1148**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1989-60.

(1149) Exception CR 1149
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1990-179.

(1150) Exception CR 1150
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 16(206), former City of York Zoning By-law 1-83.

(1151) Exception CR 1151
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 2854; and
(B) Former City of Etobicoke by-law 4323.

(1152) Exception CR 1152
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 939.

(1156) Exception CR 1156
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) Despite Article 40.10.20, a vehicle fuel station, vehicle dealership, vehicle service shop and entertainment place of assembly are not permitted uses;
(B) the maximum gross floor area of all buildings is 0.4 times the area of the lot;
(C) the minimum building setback from a lot line that abuts Sheppard Avenue East is the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a lot line abutting Sheppard Avenue East; and
(D) the minimum building setback from a lot line abutting a residential detached (RD) zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1157) Exception CR 1157
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) The maximum gross floor area of all buildings is 0.24 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
(i) the greater of 21.0 metres from the original centre line of Lawrence Avenue East or 3.0 metres from a lot line abutting Lawrence Avenue East;
(ii) the greater of 16.5 metres from the original centre line of Midland Avenue or 3.0 metres from a lot line abutting Midland Avenue; and
(iii) 3.0 metres from the lot line abutting any other street; and
(C) the maximum permitted building height is the lesser of 4.0 storeys or 13.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1158) Exception CR 1158
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The maximum gross floor area of all buildings, excluding any basements is 0.4 times the area of the lot;
(B) the minimum building setback from a lot line that abuts a street is:
(i) the greater of 21.0 metres from the original centre line of Lawrence Avenue East or 3.0 metres from a lot line abutting Lawrence Avenue East;
(ii) the greater of 16.5 metres from the original centre line of Midland Avenue or 3.0 metres from a lot line abutting Midland Avenue; and
(iii) 3.0 metres from the lot line abutting any other street; and
(C) the minimum building setback from a rear lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1160) Exception CR 1160
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1163) Exception CR 1163
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Dwelling units are only permitted above the first floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1164) Exception CR 1164
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 6.11.1, former Town of Leaside Zoning By-law 1916.

(1165) Exception CR 1165
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 8.A.12, former Borough of East York Zoning By-law 6752.
Exception CR 1167
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 16(306), former City of York Zoning By-law 1-83.

Exception CR 1168
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) The maximum building setback from the front lot line is 0m.
Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 1169
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) Any portion of a building or structure constructed within 6.0 metres of the front lot line shall be limited to 9.0 metres in height.
Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 1170
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) Despite the uses permitted by 40.10.20, the following uses are not permitted: dwelling unit, nursing home, seniors community house, crisis care shelter, group home, municipal shelter, retirement home, residential care home, religious residence, student residence, respite care facility, tourist home; and
   (B) These premises must comply with Exception 900 11.10(2).
   (C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
      (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
      (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
      (iii) if the rear main wall of a building does not contain windows or openings:
         (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
         (b) no building setback is required from any other zone category;
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (B) City of Toronto by-law 398-00.

Exception CR 1171
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 1172
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(B) These **premises** must comply with Exception 900 11.10(2).

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(A) Section 12(2) 256 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1174) Exception CR 1174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **If the lot** contains a use not permitted by this By-law on the date of enactment of this By-law, that use may remain provided that the use continues.

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(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 335 of former City of Toronto By-law 438-86.

(1175) Exception CR 1175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and

(C) **Dwelling units** are only permitted above the first **storey**; and

(D) These **premises** must comply with Exception 900 11.10(2).

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(A) Section 12(1) 279 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1177) Exception CR 1177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

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(1181) Exception CR 1181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **public parking** and **dwelling unit**;

(B) **Public parking** is a permitted use provided:

(i) it is only for the use of the funeral establishment at 855 Albion Road;

(ii) a maximum of 34 **parking spaces** are provided; and

(iii) a fence is erected along the **lot line** abutting Riverdale Drive;

(C) **Dwelling unit** is a permitted use provided:
(i) it is in the form of a detached house; and
(ii) it complies with all applicable requirements for a detached house found in Section 10.20.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 1184
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 40.10.20, a vehicle dealership is a permitted use provided it complies with Section 150.90 of this By-law;
(B) despite Article 40.10.20, a vehicle service shop is a permitted use provided it complies with Section 150.94 of this By-law;
(C) the maximum permitted gross floor area, not including the area used for interior walkways, is 0.4 times the area of the lot; and
(D) the minimum building setback from a lot line that abuts a street is the greater of:
   (i) 21.0 metres from the centre line of Finch Avenue East, or 3.0 metres from the lot line abutting Finch Avenue East.

Prevailing By-laws and Prevailing Sections: (None Apply)

Exception CR 1186
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the angular plane requirements of 40.10.40.70(3)(D) do not apply; and
(B) the rear yard setback requirements of 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 950-2005.
(B) City of Toronto by-law 339-2006.

Exception CR 1187
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the angular plane requirements of 40.10.40.70(3)(D) do not apply; and
(B) the rear yard setback requirements of 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 950-2005.
(B) City of Toronto by-law 339-2006.

Exception CR 1188
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the angular plane requirements of 40.10.40.70(3)(D) do not apply; and
(B) the rear yard setback requirements of 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 950-2005.
(B) City of Toronto by-law 339-2006.

(1193) **Exception CR 1193**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The maximum permitted gross floor area, excluding the gross floor area of basements is 0.22 times the area of the lot; and

(B) the minimum building setback from a lot line that abuts a street is:

(i) the greater of 18.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a lot line abutting Victoria Park Avenue;

(ii) the greater of 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from a lot line abutting Pharmacy Avenue;

(iii) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a lot line abutting Eglinton Avenue East; and

(iv) 3.0 metres from a lot line abutting any other street not included in (i), (ii) or (iii).

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(1195) **Exception CR 1195**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) A combined retail store, manufacturing use and warehouse are permitted uses; and

(B) No more than two driveways to Jarvis Street are permitted. [TO: 438-86; 12(1) 1]

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1209) **Exception CR 1209**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) On the lands, a building may exceed a floor space index of 1.5 by 0.5, if the lot area is less than 139.35 square metres;

(B) On the lands, a clinic, eating establishment, take-out eating establishment, personal service shop, recreation use, retail service, pet services, laboratory, production studio, club, recreation use, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, vehicle dealership, funeral home, veterinary hospital, and message establishment is not permitted uses. [TO: 438-86; 12 (2) 100]

(C) On a lot, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1218) **Exception CR 1218**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; 
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a
       lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1222) Exception CR 1222
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, 
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 269 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1225) Exception CR 1225
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, 
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 1395 and 1397 Queen Street East in 1983, a market garden 
    and a retail store that is a hardware shop are permitted uses, if the retail store interior floor 
    area does not exceed 200 square metres. [TO: 438-86; 12 (1) 183]
(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1227) Exception CR 1227
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, 
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 335 of former City of Toronto By-law 438-86.

(1233) Exception CR 1233
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, 
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
(B) On the lands, any part of a building above the first storey must be used for residential use. [TO: 
    438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1241) Exception CR 1241
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, 
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(1) 434 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1244) Exception CR 1244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1245) Exception CR 1245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Former City of Toronto by-law 97-0610.

(1248) Exception CR 1248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On a lot, a building or structure that contains assisted housing has a minimum parking rate of 0.3 spaces per dwelling unit [TO: 438-86; 12(2) 207]; and
(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(1) 232 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1250) Exception CR 1250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1253) Exception CR 1253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(1) 232 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1259) Exception CR 1259
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) An apartment building is a permitted building type, if:
   (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
   (ii) the building lot coverage does not exceed 50%;
   (iii) the building setback to the side lot lines is no less than 3.0 metres;
   (iv) the building setback to the front lot line is no less than 6.0 metres;
   (v) parking for an apartment building must be provided at a minimum rate of 1 parking space for each two dwelling units. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1260) Exception CR 1260
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 690-720 Broadview Avenue, an apartment building is a permitted building type, if:
   (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
   (ii) the building lot coverage does not exceed 50%;
   (iii) the building setback to the side lot lines is no less than 3.0 metres;
   (iv) the building setback to the front lot line is no less than 6.0 metres;
   (v) parking for an apartment building must be provided at a minimum rate of 1 parking space for each two dwelling units. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1267) Exception CR 1267
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1273) Exception CR 1273
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**Exception CR 1279**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) On the lands municipally known as 347 Bathurst Street in 1981, a financial institution is a permitted use if the floor space index of the building and any additions does not exceed 1.0. [TO: 438-86; 12(1) 30]

(B) The angular plane requirements of 40.10.40.70(2)(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(2); and

(C) These premises must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**Exception CR 1286**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) These premises must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**Exception CR 1288**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) These premises must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**Exception CR 1290**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) These premises must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 203 of former City of Toronto By-law 438-86.

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**Exception CR 1291**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) On a lot, a building or structure that contains assisted housing has a minimum parking rate of
0.3 spaces per **dwelling unit** [TO: 438-86; 12(2) 207]; and
(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(1) 348 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1294) **Exception CR 1294**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1298) **Exception CR 1298**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On a **lot**, the maximum **interior floor area** used for an **amusement arcade**, **recreation use**, **eating establishment**, or any combination of these uses is 400 square metres [TO: 438-86; 12(2) 199]; and
(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1313) **Exception CR 1313**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On a **lot**, a **clinic**, **club**, **performing arts studio**, police station, **art gallery**, library, **museum**, post office, **financial institution**, **personal service shop**, pet services, eating establishment, **take-out eating establishment**, retail store, service shop, custom workshop, artist studio, production studio, software development and processing, retail service, ancillary showroom, publisher/office, auctioneer’s **premises**, **entertainment place of assembly** and **place of assembly** are permitted without providing or maintaining **parking spaces** on the **lot**;

(B) On a **lot**, residential uses are permitted without providing or maintaining **parking spaces** on the **lot**, but must provide the required number of spaces within 300 metres of the **lot** used for residential use; and

(C) a **non-residential building** or **mixed use building** is permitted without providing the required common outdoor **amenity space**. [TO: 438-86; 12(1) 431]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 258 of former City of Toronto By-law 438-86.
(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1317) **Exception CR 1317**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 111 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1319) Exception CR 1319
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) On a lot, public parking as a permitted use in a building or structure is not permitted [TO: 438-86; 12(2) 132].

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1320) Exception CR 1320
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(1324) Exception CR 1324
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1327) Exception CR 1327
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1335) Exception CR 1335
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) On the lands municipally known in 1996 as 900 Dufferin Street and 1000 Gerrard Street East, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]
(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1348) Exception CR 1348
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 95 Walton Street in 1984, a district heating and cooling plant is a permitted use. The height of the smoke stack of the plant may not exceed 140 metres as measured by the average elevation of grade along the lot line that abuts Walton Street, and the elevation of the highest point of the smoke stack. [TO: 438-86; 12(1) 51]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1357) Exception CR 1357
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 9 Asquith Avenue in 1978, the maximum floor space index for all permitted non-residential uses under Article 40.10.20 of this By-law must not exceed 6.5. [TO: 438-86; 12(1) 82]
(B) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1371) Exception CR 1371
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 1 MOUNT PLEASANT RD, former City of Toronto by-laws 473-78, 474-78, 356-89 and City of Toronto by-law 991-01.

(1378) Exception CR 1378
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On a lot, a club, bake-shop, caterer’s shop, take-out eating establishment, place of amusement, vehicle service shop, vehicle repair, vehicle fuel station, vehicle washing establishment, public parking, or vehicle depot are not permitted uses; and
(B) On a lot, an eating establishment is 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. [TO: 438-86; 12(2) 177]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 437 of former City of Toronto By-law 438-86.
Exception CR 1380
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

Exception CR 1382
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

Exception CR 1385
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 203 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

Exception CR 1387
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

Exception CR 1388
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On a **lot**, a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2) 207]; and
(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

Exception CR 1390
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 216 of former City of Toronto By-law 438-86.
(C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1391) Exception CR 1391
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 216 of former City of Toronto By-law 438-86.
(C) Section 12(1) 333 of former City of Toronto By-law 438-86.
(D) City of Toronto By-law 180-2005.
(E) On 80 QUEEN ST E, and 88 QUEEN ST E, Section 12(2) 259 of former City of Toronto By-law 438-86.
(F) On the even numbered addresses of 30-50 MUTUAL ST, 80 QUEEN ST E, and 88 QUEEN ST E, former City of Toronto by-law 699-92.

(1394) Exception CR 1394
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 219 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1395) Exception CR 1395
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On a lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking is not a permitted use. This exception does not apply to 528-532 Bloor 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. [TO: 438-86; 12(2) 219]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1401) Exception CR 1401
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1402) Exception CR 1402
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands which have front lot lines on Bellair Street, Cumberland Street and Yorkville Avenue, between Avenue Road and Bay Street, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (i)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 162 - 164 CUMBERLAND ST, former City of Toronto by-laws 492-80 and 674-80 and City of Toronto by-law 1171-2009 (OMB).

(1411) Exception CR 1411
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 174 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1412) Exception CR 1412
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands known municipally as 1905, 1907, 1909, 2331, 2331 1/2, 2333, 2335, and 2337 Queen Street East in 1987, the minimum front yard setback is 5.5 metres. [TO: 438-86; 12(2) 184 (i)]

(B) On the lands known municipally as 1905, 1907, 1909, 2331, 2331 1/2, 2333, 2335, and 2337 Queen Street East in 1987, no vehicle may be parked within 5.5 metres of the front lot line. [TO: 438-86; 12(2) 184 (ii)]

(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 174 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1413) Exception CR 1413
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 2341, 2343, 2345, 2347, 2349, and 2351 Queen Street East in 1987, the minimum front yard building setback is 6.0 metres. [TO: 438-86; 12(2)185 (i)]

(B) On the lands municipally known as 2341, 2343, 2345, 2347, 2349, and 2351 Queen Street East in 1987, no vehicle may be parked within 6.0 metres of the front lot line. [TO: 438-86; 12(2)185 (ii)]

(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 174 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1415) Exception CR 1415
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) On the lands municipally known as 86 Silver Birch Avenue in 1987, the minimum yard building setback from Queen Street East is 6.0 metres. [TO: 438-86; 12(2)185 (i)]

(B) On the lands municipally known as 86 Silver Birch Avenue in 1987, no vehicle may be parked within 6.0 metres of the lot line abutting Queen Street East. [TO: 438-86; 12(2)185 (ii)]

(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1423) Exception CR 1423
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, the main front wall of a non-residential building or the non-residential portion of a mixed use building may not be closer than 0.3 metres to the front lot line [TO: 438-86; 12(2)222]; and

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 221 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1424) Exception CR 1424
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the main front wall of a non-residential building or the non-residential portion of a mixed use building may not be closer than 0.3 metres to the front lot line. [TO: 438-86; 12(2)222]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1434) Exception CR 1434
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 292 of former City of Toronto By-law 438-86.

(1438) Exception CR 1438
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 317 of former City of Toronto By-law 438-86.

(1443) Exception CR 1443
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 51(b) of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1454) Exception CR 1454
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1456) Exception CR 1456
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and

(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and

(b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 207 of former City of Toronto By-law 438-86.

(1457) Exception CR 1457
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) The maximum interior floor area used for office must not be more than 0.5 times the area of the lot. [TO: 438-86; 12(2) 216]
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1460) Exception CR 1460
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(1462) Exception CR 1462
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) On a lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West. [TO: 438-86; 12(2) 219]

(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 219 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1463) Exception CR 1463
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) On a lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West. [TO: 438-86; 12(2) 219]

(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(1464) Exception CR 1464
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1467) Exception CR 1467
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 84 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1469) Exception CR 1469
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 84 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1477) Exception CR 1477
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands which have front lot lines on Bellair Street, Cumberland Street and Yorkville Avenue, between Avenue Road and Bay Street, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (i)]
(B) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1483) Exception CR 1483
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) dwelling units are permitted in building types with less than 5 dwelling units;
(B) an apartment building is not permitted; and
(C) Dwelling units are only permitted above the first storey; and
(D) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(1) 279 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1485) Exception CR 1485
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1487) Exception CR 1487
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1500) Exception CR 1500
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The angular plane requirements of 40.10.40.70(2)(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(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1505) Exception CR 1505
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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1460
(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) City of Toronto by-law 466-2005.

(1507) **Exception CR 1507**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The **angular plane** requirements of 40.10.40.70(2)(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(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 137 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On the lands municipally known as 243 Avenue Road in 1987, Section 12(2) 178 of former City of Toronto By-law 438-86.

(1509) **Exception CR 1509**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1517) **Exception CR 1517**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1520) **Exception CR 1520**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) The **angular plane** requirements of 40.10.40.70(2)(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(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1525) **Exception CR 1525**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the
width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 227 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1543) Exception CR 1543
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) 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, must be contained within a 45 degree angular plane projected over the entire lot from grade level at a rear lot line that is also the boundary of an RD, RS, O, or OR zone;

(D) The height of any part of a building or structure, including the mechanical penthouse, must be contained within a 45 degree angular plane projected over the entire lot from the surface of the centre-point of the Avenue 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 must 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 lane 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;

(K) 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;

(L) A building or structure must be no less than 10.0 metres from the top of bank of a valley or
(M) 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;

(N) Any building or structure abutting Avenue Road must be built to a minimum height of two storeys at the lot 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;

(O) The finished floor level of the first storey of any building or structure fronting on to Avenue Road must be within 0.2 metres of grade measured at the street line directly opposite each pedestrian opening; and

(P) At least 60 per cent of the floor area of the first storey of any building or structure fronting on to Avenue Road shall be used for non-residential purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1544) Exception CR 1544
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a building or structure cannot penetrate a 45-degree angular plane measured from the side lot line or rear lot line abutting a lot in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(1546) Exception CR 1546
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: vehicle fuel station, vehicle service shop, vehicle washing establishment, and vehicle dealership.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1547) Exception CR 1547
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a building or structure cannot penetrate a 45-degree angular plane measured from the side lot line or rear lot line abutting a lot in 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.

Prevailing By-laws and Prevailing Sections:

(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(1548) Exception CR 1548
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulations 40.10.40.10 (2), and 40.10.40.10 (3), the maximum height of a building or structure that contains only commercial uses is one storey.

(B) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a building or structure cannot penetrate a 45-degree angular plane measured from the side lot line or rear lot line abutting a
lot in a Residential Zone category.

(C) The minimum setback from a lot line in a Residential Zone category is 9.5 metres.

(D) A minimum 1.5 metre wide landscape strip is required along a rear lot line that abuts a lot in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(1551) Exception CR 1551

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) On the lands known municipally as 938 Queen Street West in 1992, Section 12(1) 300 of former City of Toronto By-law 438-86.

(C) On the lands known municipally as 952 Queen Street West in 1992, Section 12(1) 301 of former City of Toronto By-law 438-86.

(1553) Exception CR 1553

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1554) Exception CR 1554

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 209 Roncesvalles Avenue in 1994, Section 12(1) 374 of former City of Toronto By-law 438-86.

(1555) Exception CR 1555

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 892 Bloor Street West in 1994, Section 12(1) 375 of former City of Toronto By-law 438-86.

(1556) Exception CR 1556

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 336 of former City of Toronto By-law 438-86.
(C) On the lands municipally known as 1312 Bloor Street West in 1994, Section 12(1) 376 of former City of Toronto By-law 438-86.

(1557) Exception CR 1557

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On the lands municipally known as 1125 Bloor Street West in 1994, Section 12(1) 377 of former City of Toronto By-law 438-86.

(1558) Exception CR 1558

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On the lands municipally known as 1200 King Street West in 1994, Section 12(1) 378 of former City of Toronto By-law 438-86.
(C) On the lands municipally known as 1211 and 1221 King Street West in 1988, Section 12(1) 26 of former City of Toronto By-law 438-86.
(D) On the lands municipally known as 1211 and 1221 King Street West in 1988, Section 12(1) 27 of former City of Toronto By-law 438-86.
(E) On the lands municipally known as 1211 and 1221 King Street West in 1988, Section 12(1) 28 of former City of Toronto By-law 438-86.

(1560) Exception CR 1560

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On the lands municipally known as 600 Victoria Park in 2004, Section 12(1) 464 of former City of Toronto By-law 438-86.

(1563) Exception CR 1563

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1564) Exception CR 1564

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1570) Exception CR 1570
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 68 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 826 BLOOR ST W, the odd numbered addresses of 749A - 753B SHAW ST, former City of Toronto by-law 463-92.

(1571) Exception CR 1571
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 68 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1572) Exception CR 1572
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 1435 QUEEN ST E, City of Toronto by-law 490-04.
(C) On 1480 QUEEN ST E, former City of Toronto by-law 61-89.

(1573) Exception CR 1573
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On or between the even numbered addresses of 1460 -1470 GERRARD ST E, former City of Toronto by-law 879-78.

(1574) Exception CR 1574
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 206 of former City of Toronto By-law 438-86.
(B) Section 12(2) 215 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On or between the even numbered addresses of 1864 -1876 QUEEN ST E, City of Toronto by-law 983-09.

(1575) Exception CR 1575
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1576) Exception CR 1576
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 204 MAIN ST, former City of Toronto by-law 292-75.

(1578) Exception CR 1578
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 807 BROADVIEW AVE, City of Toronto by-law 250-08.

(1579) Exception CR 1579
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1581) Exception CR 1581
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:
(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 199 of former City of Toronto By-law 438-86.
(B) Section 12(2) 335 of former City of Toronto By-law 438-86.
(C) Section 12(2) 336 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1584) Exception CR 1584
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1586) Exception CR 1586
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(B) On 510, 518, and 522 ST CLAIR AVE W, City of Toronto by-law 984-04.
(C) On the even numbers of 524 and 534 ST CLAIR AVE W, City of Toronto by-law 1101-09.

(1589) Exception CR 1589
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
(B) City of Toronto by-law 1167-09.

(1590) Exception CR 1590
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 366 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) City of Toronto by-law 458-2005.

(1593) Exception CR 1593
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On or between the odd numbered addresses of 607 - 621 DELAWARE AVE N, former City of Toronto by-law 221-79.

(1596) Exception CR 1596
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On or between the odd numbered addresses of 901 - 939 DANFORTH AVE, former City of Toronto by-law 359-76.

(1597) Exception CR 1597
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 257 JARVIS ST, the odd numbered addresses of 261 - 269 JARVIS ST, 279 JARVIS ST, former City of Toronto by-law 487-91.

(1598) Exception CR 1598
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 1102 DUNDAS ST W, 1104 DUNDAS ST W, the even numbered addresses of 1106 -1116 DUNDAS ST W, former City of Toronto by-laws 564-82 and 634-88.

(1603) Exception CR 1603
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a
mixed use building; and
(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 207 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1604) Exception CR 1604
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]
   (B) The angular plane requirements of 40.10.40.70(2)(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(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(1) 232 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 207 of former City of Toronto By-law 438-86.
(E) Section 12(2) 256 of former City of Toronto By-law 438-86.
(F) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1605) Exception CR 1605
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 207 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1608) Exception CR 1608
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(1611) Exception CR 1611
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 120 ADELAIDE ST E, the even numbered addresses of 132 - 134 ADELAIDE ST E, 142 ADELAIDE ST E, 111 LOMBARD ST, 95 LOMBARD ST, former City of Toronto by-law 245-86.
(C) On 142 ADELAIDE ST E, and 111 LOMBARD SET, Section 12(2) 260 of former City of Toronto By-law 438-86.

(1622) Exception CR 1622
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Prevailing By-laws and Prevailing Sections:
(A) On a lot, a duplex is permitted. [TO: 438-86; 12(1) 243(a)]
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 174 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1628) Exception CR 1628
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Prevailing By-laws and Prevailing Sections:
(A) These premises must comply with Exception 900 11.10(2).

Prevaling By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1631) Exception CR 1631
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Prevailing By-laws and Prevailing Sections:
(None Apply)
(A) On the lands municipally known as 225 Mutual Street, Section 12(2) 148 of former City of Toronto By-law 438-86.

(1634) Exception CR 1634
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
   Site Specific Provisions:
      (A) 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) These premises must comply with Exception 900 11.10(2).
   Prevailing By-laws and Prevailing Sections:
      (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
      (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1638) Exception CR 1638
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
   Site Specific Provisions: (None Apply)
   Prevailing By-laws and Prevailing Sections:
      (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
      (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1640) Exception CR 1640
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
   Site Specific Provisions:
      (A) On the lands municipally known as 87 Avenue Road in 1996, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12(1) 428]
      (B) On a lot, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]
   Prevailing By-laws and Prevailing Sections:
      (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
      (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1647) Exception CR 1647
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
   Site Specific Provisions:
      (A) On the lands, a parking facility is only permitted, if:
            (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
            (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]
      (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types with less than 5 dwelling units; and
      (C) These premises must comply with Exception 900 11.10(2).
   Prevailing By-laws and Prevailing Sections:
      (A) Section 12(1) 431 of former City of Toronto By-law 438-86.
      (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 431 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 316 of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 97-0194.

(Exception CR 1649)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 431 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 316 of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 97-0194.

(Exception CR 1652)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On the lands municipally known as 5 and 7 Lowther Avenue and 50, 52, and 54 Avenue Road, Section 12(2) 237 of former City of Toronto By-law 438-86.

(Exception CR 1653)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum setback from a lot line abutting Yonge Street is 3.0 metres; and
(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Section 12(2) 324 of former City of Toronto By-law 438-86.

(Exception CR 1660)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 483 Queen Street West in 1996, clothing manufacturing use,
warehouse, and wholesaling use are permitted uses. [TO: 438-86; 12 (1) 86]
(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1673) Exception CR 1673
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1687) Exception CR 1687
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Former City of Toronto by-law 97-0194.

(1696) Exception CR 1696
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) On lands municipally known as 51 Bond Street, City of Toronto by-law 1015-03.

(1699) Exception CR 1699
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1701) Exception CR 1701
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1712) Exception CR 1712
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 397 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 259 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1715) Exception CR 1715
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types with less than 5 dwelling units; and
   (B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1721) Exception CR 1721
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) The angular plane requirements of 40.10.40.70(2)(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(2).

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (B) On or between the even numbered addresses of 536 - 538 LANSDOWNE AVE, former City of Toronto by-law 108-78.

(1722) Exception CR 1722
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
      (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
      (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
      (iii) if the rear main wall of a building does not contain windows or openings:
         (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
         (b) no building setback is required from any other zone category; and
   (B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (B) Section 12(2) 335 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1723) Exception CR 1723
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1726) Exception CR 1726

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) On 18T - 22T ST THOMAS ST, former City of Toronto by-law 215-86.

(1728) Exception CR 1728

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A combined **retail store, manufacturing use** and **warehouse** are permitted uses; and

(B) No more than two **driveways** to Jarvis Street are permitted. [TO: 438-86; 12(1) 1]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1729) Exception CR 1729

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A combined **retail store, manufacturing use** and **warehouse** are permitted uses; and

(B) No more than two **driveways** to Jarvis Street are permitted. [TO: 438-86; 12(1) 1]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1732) Exception CR 1732

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1733) Exception CR 1733

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(1735) Exception CR 1735
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 173, 177, 181 and 185 Yonge Street, 8, 12, 16 and 20 Queen Street East, and 142 and 144 Victoria Street in 1979, a building may have a height of 76.2 metres within 9.1 metres of the northerly limit of Queen Street East, if:
   (i) no portion of the building within 9.1 metres of the easterly limit of Yonge Street or westerly limit of Victoria Street exceeds a height of 30.5 metres; and
   (ii) no portion of the building, except for one of more structural columns, is within 3.1 metres of the easterly limit of Yonge Street or of the northerly limit of Queen Street East within the vertical distance contained between the elevation of the public sidewalk at the aforesaid limits and the elevation that is 3.1 metres above the public sidewalk at these limits. [TO: 438-86; 12(1) 109]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(1) 431 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 258 of former City of Toronto By-law 438-86.
(E) Section 12(2) 259 of former City of Toronto By-law 438-86.
(F) Section 12(2) 316 of former City of Toronto By-law 438-86.
(G) Former City of Toronto by-law 97-0194.

(1741) Exception CR 1741
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On the lands municipally known as 315-319 Spadina Avenue in 1986, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (ii)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1745) Exception CR 1745
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1746) Exception CR 1746
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(B) On the lands municipally known as 1140 Bloor Street West in 1980, section 12(1) 134 (viii) of former City of Toronto By-law 438-86.

(C) On 1140 BLOOR ST W, 1 DUNDAS ST W, former City of Toronto by-law 294-79.

(1750) Exception CR 1750

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions

(A) On the lands municipally known as 1319 Bloor Street West in 1987, a building supply yard and open storage are permitted uses, if any addition to the building, other than that approved by the City of Toronto Committee of Adjustment decision dated July 22, 1987, is not located west of and beyond the main front wall of the building that existed on the lot in 1987. [TO: 438-86; 12(1) 197]

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 187 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Section 12(2) 335 of former City of Toronto By-law 438-86.
(D) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1752) Exception CR 1752

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 199 of former City of Toronto By-law 438-86.
(B) Section 12(2) 187 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Section 12(2) 336 of former City of Toronto By-law 438-86.
(E) On the lands municipally known as 1415 Bloor Street West in 1993, Section 12(1) 349 of former City of Toronto By-law 438-86.

(1753) Exception CR 1753

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 199 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1757) Exception CR 1757
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, any part of a building above the first storey must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1761) Exception CR 1761

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 228 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1762) Exception CR 1762

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1763) Exception CR 1763

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 2433 and 2435 St.Clair Avenue West, a custom workshop that is a carpenter’s shop is a permitted use, if:
   (i) the use is wholly enclosed; and
   (ii) the interior floor area of the use does not exceed 65 square metres. [TO: 438-86; 12(1) 239]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1764) Exception CR 1764

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On the lands municipally known as 1441 King Street West in 1994, Section 12(2) 296 of former City of Toronto By-law 438-86.

(1765) Exception CR 1765
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) An apartment building is a permitted building type, if:

(i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
(ii) the building lot coverage does not exceed 50%;
(iii) the building setback to the side lot lines is no less than 3.0 metres;
(iv) the building setback to the front lot line is no less than 6.0 metres;
(v) parking for an apartment building must be provided at a minimum rate of 1 parking space for each two dwelling units. [TO: 438-86; 12(1) 25]

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1766) Exception CR 1766
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On the lands municipally known as 25, 29, and 31 Roncesvalles Avenue in 1988, Section 12(1) 267 of former City of Toronto By-law 438-86.

(1768) Exception CR 1768
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) 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. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1770) Exception CR 1770
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1773) Exception CR 1773
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1776) Exception CR 1776
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1778) Exception CR 1778
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1782) Exception CR 1782
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 294 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Section 12(2) 346 of former City of Toronto By-law 438-86.
(D) City of Toronto by-law 1172-2009.
(E) On 43 ARGYLE ST, and the even numbered addresses of 994 - 996 QUEEN ST W, former City of Toronto by-laws 184-81 and 283-81.

(1785) Exception CR 1785
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced [TO: 438-86; 12(1) 320]; and

(B) These **premises** must comply with Exception 900 11.10(2).

(C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(2)(B) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1787) **Exception CR 1787**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1790) **Exception CR 1790**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 2782 Dundas Street West in 1986, a **vehicle repair shop** is a permitted use provided the regulations of this By-law are complied with. [TO: 438-86; 12(1) 340]

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1791) **Exception CR 1791**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1792) **Exception CR 1792**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1793) Exception CR 1793

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1796) Exception CR 1796

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Section 12(2) 321 of former City of Toronto By-law 438-86.

(1798) Exception CR 1798

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 228 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1799) Exception CR 1799

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 228 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1800) Exception CR 1800

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 174 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1801) Exception CR 1801
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 2353, 2355, and 2359 Queen Street East in 1987, the minimum front yard building setback is 6.0 metres. [TO: 438-86; 12(2)185 (i)]
(B) On the lands municipally known as 2353, 2355, and 2359 Queen Street East in 1987, no vehicle may be parked within 6.0 metres of the front lot line. [TO: 438-86; 12(2)185 (ii)]
(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 174 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1802) Exception CR 1802
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1903 and 1904 Queen Street East in 1987, the minimum front yard building setback is 6.0 metres. [TO: 438-86; 12(2)185 (i)]
(B) On the lands municipally known as 1903 and 1904 Queen Street East in 1987, no vehicle may be parked within 6.0 metres of the front lot line. [TO: 438-86; 12(2)185 (ii)]
(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 174 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1803) Exception CR 1803
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 2200, 2202, 2204 and 2206 Queen Street East in 1993, the minimum front yard setback is 2.0 metres; and
(B) no vehicle may be parked within 2.0 metres of the front lot line. [TO: 438-86; 12(2)283]
(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 174 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1805) Exception CR 1805
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 257 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1811) Exception CR 1811
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, a vehicle fuel station, vehicle service shop, vehicle repair shop, public parking, vehicle washing establishment, or builder’s supply yards is 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. [TO: 438-86; 12(1) 364]

(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1822) Exception CR 1822
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1824) Exception CR 1824
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) On 38 THE ESPLANADE, City of Toronto by-law 26-07.
(D) Provision (B) above, does not apply to 38 The Esplanade.

(1826) Exception CR 1826
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(1830) Exception CR 1830
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1834) Exception CR 1834
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(A) Section 12(1) 366 of former City of Toronto By-law 438-86.
(B) Section 12(1) 397 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 259 of former City of Toronto By-law 438-86.
(E) Section 12(2) 276 of former City of Toronto By-law 438-86.
(F) On 401 BAY ST, 160 YONGE ST and 176 YONGE ST, former City of Toronto by-laws 998-88, 74-93, and 1994-0605 and City of Toronto by-law 460-2006.

(1842) Exception CR 1842
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(A) Section 12(1) 366 of former City of Toronto By-law 438-86.
(B) Section 12(1) 397 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 259 of former City of Toronto By-law 438-86.
(E) On 333 BAY ST, the odd numbered addresses 353-365 BAY ST, 132 YONGE ST, 37 RICHMOND ST W, 9 TEMPERANCE ST, and 40 TEMPERANCE ST former City of Toronto by-laws 998-88, 74-93, 1994-0605 and City of Toronto by-law 460-2006.

(1845) Exception CR 1845
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) On the lands municipally known as 875 Queen Street East in 1973, a crisis care shelter or municipal shelter for women are permitted uses. [TO: 438-86; 12(1) 41]
(B) These premises must comply with Exception 900 11.10(2).

(1852) Exception CR 1852
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, a shipping terminal or warehouse is a permitted use. [TO: 438-86; 12(1) 52]

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1857) Exception CR 1857

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, a shipping terminal or warehouse is a permitted use. [TO: 438-86; 12(1) 52]

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1859) Exception CR 1859

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 767 and 771 Yonge Street in 1978, the maximum floor space index for all permitted non-residential uses under Article 40.10.20 of this By-law must not exceed 6.5. [TO: 438-86; 12(1) 82]

(B) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1860) Exception CR 1860

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery are permitted uses, if:

(i) the principal entrance to the use is located within 5.0 metres of the lot’s front lot line or the required front building setback;

(ii) the principal entrance to the use is located on a building wall that is within an 85 degree angle of the front lot line;

(iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(iv) a maximum of 15.0 metres of the building’s front wall may be used for club, place of assembly, community centre, or financial institution. [TO: 438-86; 12 (1) 87]  

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1861) Exception CR 1861

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) On the lands bounded by Wood Street, Alexander Street, Yonge Street, and Church Street, Section 12(1) 9 of former City of Toronto By-law 438-86.

(1864) **Exception CR 1864**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 99 River Street in 1981, a leather goods **manufacturing use** is a permitted use, if the **gross floor area** of the **building** does not exceed a floor space index of 2.5. [TO: 438-86; 12 (1) 336]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1865) **Exception CR 1865**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1870) **Exception CR 1870**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 20 ST PATRICK ST, former City of Toronto by-law 273-78.

(1873) **Exception CR 1873**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1877) **Exception CR 1877**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1878) Exception CR 1878
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1883) Exception CR 1883
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On or between the odd numbered addresses of 997-1001 BAY ST, 21 ST JOSEPH ST, former City of Toronto by-law 123-86.
(C) On the lands municipally known as 21 St. Joseph Street, Section 12 (2) 162 of former City of Toronto By-law 438-86.

(1884) Exception CR 1884
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Public parking in a building or structure is not permitted [TO: 438-86; 12(2) 132]; and
(B) These premises must comply with Exception 900 11.10(2).
(C) On the lands, any part of a building above the first storey must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 256 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1890) Exception CR 1890
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Public parking in a building or structure is not permitted [TO: 438-86; 12(2) 132]; and
(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 525 DUNDAS ST W, former City of Toronto by-law 805-87.

(1893) Exception CR 1893
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 137 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1994) Exception CR 1894
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 137 of former City of Toronto By-law 438-86.

(1995) Exception CR 1895
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) On a lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking is not a permitted use. This exception does not apply to 528-532 Bloor 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. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 137 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1901) Exception CR 1901
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1902) Exception CR 1902
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1906) Exception CR 1906
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) On the lands, any part of a building above the first storey must be used for residential use. [TO: 438-86; 12(2) 101]

(B) On a lot, a vehicle fuel station, vehicle service shop, or vehicle washing establishment is not a permitted use if the front lot line setback is greater than 1.5 metres. [TO: 438-86; 12(2) 196]

(C) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 196 of former City of Toronto By-law 438-86.
(D) Section 12(2) 207 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1909) Exception CR 1909
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 203 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1911) Exception CR 1911
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Public parking in a building or structure is not permitted [TO: 438-86; 12(2) 132];
(B) On the lands that have a lot line on Carlton Street, any part of a building above the first storey must be used for residential use. [TO: 438-86; 12(2) 101]
(C) On a lot, a building or structure that contains assisted housing has a parking rate of 0.3 spaces per dwelling unit [TO: 438-86; 12(2) 207]; and
(D) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(C) On the lands municipally known as 245 Carlton Street in 1994, Section 12(1) 373 of former City of Toronto By-law 438-86.

(1913) Exception CR 1913
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, any part of a building above the first storey must be used for residential use. [TO: 438-86; 12(2) 101]
(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 207 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1915) Exception CR 1915
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).
(B) On the lands, any part of a building above the first storey must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 207 of former City of Toronto By-law 438-86.
(D) Section 12(2) 239 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1916) Exception CR 1916
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
(B) On the lands, any part of a building above the first storey must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 207 of former City of Toronto By-law 438-86.
(D) Section 12(2) 239 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) On 393 DUNDAS ST E, former City of Toronto by-law 198-89.

(1917) Exception CR 1917
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 207 of former City of Toronto By-law 438-86.
(D) Section 12(2) 239 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) On 431 DUNDAS ST E, former City of Toronto by-law 198-89.
(G) On 296 PARLIAMENT ST, former City of Toronto by-law 646-91.

(1920) Exception CR 1920
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 216 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) City of Toronto By-law 180-2005.

(1921) Exception CR 1921
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 216 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1922) Exception CR 1922

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking is not a permitted use. This exception does not apply to 528-532 Bloor 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. [TO: 438-86; 12(2) 219]

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1923) Exception CR 1923

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking is not a permitted use. This exception does not apply to 528-532 Bloor 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. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1926) Exception CR 1926

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 219 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1928) Exception CR 1928

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 228 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 129 HARBORD ST, Section 12(1) 232 of former City of Toronto By-law 438-86.
(E) On 129 HARBORD ST, former City of Toronto by-law 287-93.

(1930) Exception CR 1930
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 228 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Section 12(2) 317 of former City of Toronto By-law 438-86.

(1932) Exception CR 1932
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) Former City of Toronto by-law 123-86.

(1933) Exception CR 1933
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1934) Exception CR 1934
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 415 YONGE ST, former City of Toronto by-law 111-72.

(1935) Exception CR 1935
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1937) Exception CR 1937
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 55 SCOLLARD ST, 36-48 Yorkville Avenue, and 1263 Bay Street, City of Toronto by-law 331-06.

(1939) Exception CR 1939

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1941) Exception CR 1941

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1942) Exception CR 1942

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 276 of former City of Toronto By-law 438-86.

(1943) Exception CR 1943

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 304 of former City of Toronto By-law 438-86.
(C) On the lands municipally known as 17 Davenport Road and 10 Scollard Street in 1987, Section 12(1) 191 of former City of Toronto By-law 438-86.
(D) On the lands municipally known as 29, 39 and 45 Davenport Road and 40 Scollard Street in 1987, Section 12(1) 192 of former City of Toronto By-law 438-86.

(1947) Exception CR 1947

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 174 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(1948) Exception CR 1948
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 174 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(C) On 2441 QUEEN ST E, former City of Toronto by-law 585-76.
(D) On 83 SILVER BIRCH AVE, former City of Toronto by-law 214-83.

(1949) Exception CR 1949
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 2363, 2365, 2367, 2369, and 2371 Queen Street East in 1987, the minimum front yard building setback is 6.0 metres. [TO: 438-86; 12(2)185 (i)]
(B) On the lands municipally known as 2363, 2365, 2367, 2369, and 2371 Queen Street East in 1987, no vehicle may be parked within 6.0 metres of the front lot line. [TO: 438-86; 12(2)185 (ii)]
(C) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 174 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1950) Exception CR 1950
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 1895, 1897, 1899, 1900, 1910, 1912, and 1914 Queen Street East in 1987, the minimum front yard building setback is 6.0 metres. [TO: 438-86; 12(2)185 (i)]
(B) On the lands municipally known as 1895, 1897, 1899, 1900, 1910, 1912, and 1914 Queen Street East in 1987, no vehicle may be parked within 6.0 metres of the front lot line. [TO: 438-86; 12(2)185 (ii)]
(C) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 174 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1951) Exception CR 1951
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 174 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On the lands municipally known as 1884 Queen Street East in 1993, Section 12(2) 284 of former City of Toronto By-law 438-86.

(1952) Exception CR 1952
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1966) Exception CR 1966

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands known municipally as 262 to 286 Avenue Road, a bake shop, club, eating establishment, and take-out eating establishment are not permitted uses. [TO: 438-86; 12(2) 197]

(B) The angular plane requirements of 40.10.40.70(2)(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(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1968) Exception CR 1968

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the maximum interior floor area used for an amusement arcade, recreation use, eating establishment, or any combination of these uses is 400 square metres. [TO: 438-86; 12(2) 199]

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) On 730 PAPE AVE, former City of Toronto by-law 987-88.

(C) On 740 PAPE AVE, former City of Toronto by-law 327-70 and 987-88.


The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the maximum interior floor area used for an amusement arcade, recreation use, eating establishment, or any combination of these uses is 400 square metres. [TO: 438-86; 12(2) 199]

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) On 741 BROADVIEW AVE, former City of Toronto by-law 355-73.


The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the main front wall of a non-residential building or the non-residential portion of a mixed use building may not be closer than 0.3 metres to the front lot line. [TO: 438-86; 12(2) 222]

(B) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 154 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 1352 BATHURST ST, former City of Toronto by-law 292-83.
(D) On 21 VAUGHAN RD, former City of Toronto by-law 226-68.

(1971) Exception CR 1971
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the main front wall of a non-residential building or the non-residential portion of a mixed use building may not be closer than 0.3 metres to the front lot line. [TO: 438-86; 12(2) 222]

(B) These premises must comply with Exception 900 11.10(2).

(C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and

(b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 257 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 2294 BLOOR ST W, former City of Toronto by-law 354-78.

(1975) Exception CR 1975
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 257 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(1978) Exception CR 1978
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 257 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Section 12(2) 294 of former City of Toronto By-law 438-86.
(D) On 2140 BLOOR ST W, former City of Toronto by-law 110-87.
(E) On 2192 BLOOR ST W, former City of Toronto by-law 153-78.
(F) On 2383 Bloor Street West, Section 12(1) 452 of By-law 438-86.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 257 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (C) Section 12(2) 294 of former City of Toronto By-law 438-86.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (B) Section 12(2) 289 of former City of Toronto By-law 438-86.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 157 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (C) Section 12(2) 294 of former City of Toronto By-law 438-86.

(2005) Exception CR 2005
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) On the lands, a parking facility is only permitted, if:
      (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
      (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]
   (B) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (C) On 312 DUNDAS ST W, Section 12(1) 348 of former City of Toronto By-law 438-86.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 81-87 Mutual Street in 1989, Section 12(2) 229 of former City of Toronto By-law 438-86.

(D) On 83 MUTUAL ST, former City of Toronto by-law 32-90.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 219 of former City of Toronto By-law 438-86.

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]
(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 219 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.


The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 68 YORKVILLE AVE, City of Toronto by-law 300-02.

(2017) Exception CR 2017

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) On the lands, the minimum front yard or side yard setback from a lot line abutting Church Street is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 50 GERRARD ST E, City of Toronto by-law 1070-04.

(2020) Exception CR 2020

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands which have front lot lines on Bellair Street, Cumberland Street and Yorkville Avenue, between Avenue Road and Bay Street, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (i)]

(B) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 94 CUMBERLAND ST, former City of Toronto by-law 22192.
(2022) **Exception CR 2022**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(2033) **Exception CR 2033**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 60 Huron Street in 1983, Section 12(1) 226 of former City of Toronto By-law 438-86.

(2034) **Exception CR 2034**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2041) **Exception CR 2041**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 4 Avenue Road in 1993, a **hotel** is a permitted use, if the **interior floor area** of the **building** used for the **hotel** does not exceed a floor space index of 6.5. [TO: 438-86; 12 (1) 353]

(B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(2)(B) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2042) **Exception CR 2042**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The angular plane requirements of 40.10.40.70(2)(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(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 137 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 175 AVENUE RD, City of Toronto by-law 137-08 (OMB).
(E) On 195 AVENUE RD, former City of Toronto by-law 280-77.

(2046) Exception CR 2046
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types with less than 5 dwelling units; and
(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 219 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2048) Exception CR 2048
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking is not a permitted use. This exception does not apply to 528-532 Bloor 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. [TO: 438-86; 12(2) 219]
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(D) Section 12(5)(d) of former City of Toronto By-law 438-86.

(2057) Exception CR 2057
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 85 BLOOR ST E, 44 HAYDEN ST, City of Toronto by-law 189-01.

(2059) **Exception CR 2059**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(2063) **Exception CR 2063**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the **angular plane** requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the **rear yard setback** requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 137-147 Merton Street & 319 Merton Street, Section 12: (1) 308 of By-law 438-86.
(C) On 260 MERTON ST, former City of Toronto by-law 96-0274.
(D) On the lands municipally known as 319 Merton Street in 1992, Section 12(1) 308 of former City of Toronto By-law 438-86.
(E) On 319 MERTON ST, City of Toronto by-law 983-01.

(2085) **Exception CR 2085**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2086) **Exception CR 2086**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a **mixed use building**; and
(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 207 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 203 JARVIS ST, the odd numbered addresses of 207 - 213 JARVIS ST, the odd numbered addresses of 215 - 219 JARVIS ST, former City of Toronto by-laws 517-76 and 197-93.

(2087) Exception CR 2087
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 150 Peter Street, 375-481 Queen Street West, 375R Queen Street West and 483-575 Queen Street West in 1996, clothing manufacturing use, warehouse, and wholesaling use are permitted uses. [TO: 438-86; 12 (1) 86]
(B) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(C) The angular plane requirements of 40.10.40.70(2)(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(2).
(D) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 203 of former City of Toronto By-law 438-86.
(D) Section 12(2) 207 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2088) Exception CR 2088
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) The angular plane requirements of 40.10.40.70(2)(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(2).

(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 203 of former City of Toronto By-law 438-86.
(D) Section 12(2) 207 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2089) Exception CR 2089
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 213-299 Queen Street West in 1996, clothing manufacturing use, warehouse, and wholesaling use are permitted uses. [TO: 438-86; 12 (1) 86]
(B) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]
(C) The angular plane requirements of 40.10.40.70(2)(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(2).
(D) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 203 of former City of Toronto By-law 438-86.
(D) Section 12(2) 207 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2091) Exception CR 2091
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 216 of former City of Toronto By-law 438-86.
(C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(2092) Exception CR 2092
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A combined retail store, manufacturing use and warehouse are permitted uses; and
(B) No more than two driveways to Jarvis Street are permitted. [TO: 438-86; 12(1) 1]
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 216 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(2093) Exception CR 2093
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(2094) Exception CR 2094
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) On a lot, a vehicle fuel station use is a permitted use.
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 287 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2104) Exception CR 2104
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types with less than 5 dwelling units; and
   (B) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2106) Exception CR 2106
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types with less than 5 dwelling units; and
   (B) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 348 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2107) Exception CR 2107
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2109) Exception CR 2109
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2112) Exception CR 2112
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) On 111 AVENUE RD, former City of Toronto by-law 136-81.

(2114) Exception CR 2114
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 431 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 316 of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 97-0194.

(2116) Exception CR 2116
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Section 12(2) 276 of former City of Toronto By-law 438-86.
(E) Section 12(2) 260 of former City of Toronto By-law 438-86.
(F) On the lands municipally known as 1 Front Street West in 1995, Section 12(1) 403 of former City of Toronto By-law 438-86.

(2118) Exception CR 2118
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.
(D) Section 12(2) 276 of former City of Toronto By-law 438-86.
(E) On 1 FRONT ST E, 8 THE ESPLANADE, City of Toronto by-law 860-2008.

(2119) Exception CR 2119
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 259 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2128) Exception CR 2128
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) On a lot, clothing manufacturing, warehouse, and wholesaling use are permitted uses. [TO: 438-86; 12(1) 86]
   (B) On a lot, public parking is a permitted use.
   (C) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 348 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 203 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2129) Exception CR 2129
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) On the lands municipally known as 577 Queen Street West in 1996, clothing manufacturing use, warehouse, and wholesaling use are permitted uses. [TO: 438-86; 12 (1) 86]
   (B) On a lot, public parking is a permitted use.
   (C) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 348 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 203 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2130) Exception CR 2130
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) On the lands municipally known as 205 Queen Street West in 1996, clothing manufacturing use, warehouse, and wholesaling use are permitted uses. [TO: 438-86; 12 (1) 86]
(B) On a lot, public parking is a permitted use.
(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 203 of former City of Toronto By-law 438-86.
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2131) Exception CR 2131
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 156-160 John Street and 307-369 Queen Street West in 1996, clothing manufacturing use, warehouse, and wholesaling use are permitted uses. [TO: 438-86; 12 (1) 86]
(B) On a lot, public parking is a permitted use.
(C) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 203 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2132) Exception CR 2132
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2134) Exception CR 2134
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands, the minimum front yard or side yard setback from a lot line abutting Church Street is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) On 377 CHURCH ST, former City of Toronto by-law 20-82.

(2137) Exception CR 2137
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2140) Exception CR 2140
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2141) Exception CR 2141
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands, the minimum front yard or side yard setback from a lot line abutting Church Street is 2.5 metres. [TO: 438-86; 12(2) 286]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2142) Exception CR 2142
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands, the minimum front yard or side yard setback from a lot line abutting Church Street is 2.5 metres. [TO: 438-86; 12(2) 286]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2144) Exception CR 2144
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 131 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2145) Exception CR 2145
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a **residential building, non-residential building**, or a **mixed use building**; and

(ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 131 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2146) Exception CR 2146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a **residential building, non-residential building**, or a **mixed use building**; and

(ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 84 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2147) Exception CR 2147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 84 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2150) Exception CR 2150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 289 of former City of Toronto By-law 438-86.

(2153) Exception CR 2153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 216 of former City of Toronto By-law 438-86.
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2154) **Exception CR 2154**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 431 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 258 of former City of Toronto By-law 438-86.

(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) Section 12(2) 260 of former City of Toronto By-law 438-86.

(F) Section 12(2) 316 of former City of Toronto By-law 438-86.

(G) Former City of Toronto by-law 97-0194.

(2155) **Exception CR 2155**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2156) **Exception CR 2156**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(D) On the lands municipally known as 81 Bond Street in 1987, Section 12(1) 344 of former City of Toronto By-law 438-86.

(2157) **Exception CR 2157**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 289 of former City of Toronto By-law 438-86.

(2158) **Exception CR 2158**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 256 of former City of Toronto By-law 438-86.

(B) Section 12(2) 289 of former City of Toronto By-law 438-86.
(2159) Exception CR 2159
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 397 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 259 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2160) Exception CR 2160
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 397 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2161) Exception CR 2161
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2162) Exception CR 2162
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 259 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2165) Exception CR 2165
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 259 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2166) Exception CR 2166
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(2167) Exception CR 2167
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(2168) Exception CR 2168
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(1) 397 of former City of Toronto By-law 438-86.
  (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (C) Section 12(2) 259 of former City of Toronto By-law 438-86.
  (D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2170) Exception CR 2170
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(1) 397 of former City of Toronto By-law 438-86.
  (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2171) Exception CR 2171
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
  (A) On the lands, no building or structure shall exceed a height of 12.0 metres within a distance of 12.0 metres from a lot line that abuts Berkeley Street. [TO: 438-86; 12 (2) 94]
  (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types with less than 5 dwelling units; and
  (C) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (B) Section 12(2) 260 of former City of Toronto By-law 438-86.
  (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2172) Exception CR 2172
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
  (A) On the lands, a seniors community house or an emergency shelter is not a permitted use. [TO: 438-86; 12 (2) 98]
  (B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types with less than 5 dwelling units; and
  (C) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2173) Exception CR 2173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery are permitted uses, if:
   (i) the principal entrance to the use is located within 5.0 metres of the lot’s front lot line or the required front building setback;
   (ii) the principal entrance to the use is located on a building wall that is within an 85 degree angle of the front lot line;
   (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
   (iv) a maximum of 15.0 metres of the building’s front wall may be used for club, place of assembly, community centre, or financial institution. [TO: 438-86; 12 (1) 87]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2174) Exception CR 2174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2175) Exception CR 2175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, public parking as a permitted use in a building or structure is not permitted [TO: 438-86; 12(2) 132];

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2179) Exception CR 2179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 345 of former City of Toronto By-law 438-86.
(C) City of Toronto by-law 137-2010.
(2180) **Exception CR 2180**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) These premises must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) City of Toronto by-law 137-2010.

(2181) **Exception CR 2181**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) the minimum building setback from a lot line that abuts Danforth Road is 25.0 metres, measured from the original centre line of the street; and

(B) the gross floor area of all buildings must not exceed 33% of the area of the lot.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(2182) **Exception CR 2182**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a building or structure cannot penetrate a 45-degree angular plane measured from the side lot line or rear lot line abutting a lot in 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.

(D) In addition to the uses permitted in the zone, a vehicle dealership is permitted if the minimum lot frontage is 22.0 metres.

**Prevailing By-laws and Prevailing Sections:**

(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(2188) **Exception CR 2188**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 345 of former City of Toronto By-law 438-86.

(B) On the even numbered addresses of 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, former City of Toronto by-law 601-86.

(C) On the lands municipally known as 2 Sultan Street, Section 12 (2) 166 of former City of Toronto By-law 438-86.

(2189) **Exception CR 2189**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) On a lot, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]

**Prevailing By-laws and Prevailing Sections:**
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 61 YORKVILLE AVE, City of Toronto by-law 585-02.

(2190) Exception CR 2190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 12 and 16 Cumberland Street in 1987, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (iii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) Section 12(2) 304 of former City of Toronto By-law 438-86.
(D) On 12 CUMBERLAND ST, former City of Toronto by-law 63-80.

(2192) Exception CR 2192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a lot, a clinic, club, performing arts studio, police station, art gallery, library, museum, post office, financial institution, personal service shop, pet services, eating establishment, take-out eating establishment, retail store, service shop, custom workshop, artist studio, production studio, software development and processing, retail service, ancillary showroom, publisher/office, auctioneer’s premises, entertainment place of assembly and place of assembly are permitted without providing or maintaining parking spaces on the lot;

(B) On a lot, residential uses are permitted without providing or maintaining parking spaces on the lot, but must provide the required number of spaces within 300 metres of the lot used for residential use; and

(C) a non-residential building or mixed use building is permitted without providing the required common outdoor amenity space. [TO: 438-86; 12(1) 431]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 208 of former City of Toronto By-law 438-86.
(D) Section 12(2) 258 of former City of Toronto By-law 438-86.
(E) Section 12(2) 259 of former City of Toronto By-law 438-86.
(F) Former City of Toronto by-law 97-0194.

(2193) Exception CR 2193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a lot, public parking as a principal use in a building or structure is not permitted. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 111 of former City of Toronto By-law 438-86.
(C) Section 12(2) 256 of former City of Toronto By-law 438-86.
(D) On 655 BAY ST, Section 12(2) 259 of former City of Toronto By-law 438-86.
(E) On 655 BAY ST, 38 ELM ST, former City of Toronto by-law 881-88.

(2194) Exception CR 2194
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 111 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 256 of former City of Toronto By-law 438-86.
(E) Section 12(2) 259 of former City of Toronto By-law 438-86.
(F) Section 12(1) 333 of former City of Toronto By-law 438-86.
(G) Section 12(1) 334 of former City of Toronto By-law 438-86.
(H) Section 12(1) 335 of former City of Toronto By-law 438-86.
(I) On 736 BAY ST, former City of Toronto by-law 423-91.
(J) On 750 BAY ST, former City of Toronto by-law 425-91.
(K) On 770 BAY ST, former City of Toronto by-law 427-91.

(2195) Exception CR 2195
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 334 of former City of Toronto By-law 438-86.
(B) Section 12(1) 335 of former City of Toronto By-law 438-86.
(C) Section 12(1) 397 of former City of Toronto By-law 438-86.
(D) Section 12(2) 132 of former City of Toronto By-law 438-86.
(E) Section 12(2) 256 of former City of Toronto By-law 438-86.
(F) On 8 ELM ST, 33 GERRARD ST W, 43 GERRARD ST W, former City of Toronto by-law 440-85.
(G) On 43 GERRARD ST W, Section 12(2) 111 of former City of Toronto By-law 438-86.

(2197) Exception CR 2197
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) On a lot, public parking as a principal use in a building or structure is not permitted. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.
(C) City of Toronto by-law 593-06.
(D) On 525 UNIVERSITY AVE, former City of Toronto by-law 367-84.

(2198) Exception CR 2198
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) On a lot, public parking as a principal use in a building or structure is not permitted. [TO: 438-86; 12(2) 132]
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.
(C) On 720 BAY ST, 68 GERRARD ST W, 74 GERRARD ST W, 84 GERRARD ST W, former City of Toronto by-law 485-87.
(D) On 720 BAY ST, and 68 GERRARD ST W, Section 12(2) 259 of former City of Toronto By-law 438-86.
(E) On 720 BAY ST, and 68 GERRARD ST W, Section 12(2) 111 of former City of Toronto By-law 438-86.

(2200) Exception CR 2200
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 216 of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 97-0194.
(E) On 277 VICTORIA ST, former City of Toronto by-law 595-85.

(2201) Exception CR 2201
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 216 of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 97-0194.

(2203) Exception CR 2203
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) On a lot, public parking as a principal use in a building or structure is not permitted. [TO: 438-86; 12(2) 132]
(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) On 1300 BAY ST, former City of Toronto by-law 573-76.

(2206) Exception CR 2206
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 11 SCOLLARD ST, 21 SCOLLARD ST, 876 YONGE ST, the even numbered addresses of 18 - 20 YORKVILLE AVE, City of Toronto by-law 588-02.
(C) On 21 SCOLLARD ST, Section 12(2) 304 of former City of Toronto By-law 438-86.
(D) On the even numbered addresses of 874-878 YONGE ST, Section 12(2) 259 of former City of Toronto By-law 438-86.
(E) On the even numbered addresses of 874-878 YONGE ST, Section 12(2) 260 of former City of Toronto By-law 438-86.
(F) On 878 YONGE ST, former City of Toronto by-law 667-83.
(G) On the even numbered addresses of 18-34 YORKVILLE AVE, Section 12(2) 259 of former City of Toronto By-law 438-86.

(2208) Exception CR 2208
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2209) Exception CR 2209
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear main wall of a building does not contain windows or openings:
       (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
       (b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 227 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2211) Exception CR 2211
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 333 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 216 of former City of Toronto By-law 438-86.
(D) On the lands municipally known as 49 to 77 Mutual Street (odd only), Section 12 (2) 250 of former City of Toronto By-law 438-86.
(E) On the odd numbered addresses of 51A - 53A MUTUAL ST, former City of Toronto by-law 33-93.
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 40.10.20.40(1) and 40.10.20.100(18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
(B) Despite 40.10.20.40(1) and 40.10.20.100(18), an **apartment building** is not permitted; and
(C) **Dwelling units** are only permitted above the first **storey**; and
(D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 279 of former City of Toronto By-law 438-86.
(B) Section 12(2) 56 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

**Exception CR 2214**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
   (i) the **angular plane** requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the **rear yard setback** requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear **main wall** of a **building** does not contain windows or openings:
     (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and
     (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

**Exception CR 2215**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.
(B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
   (i) the **angular plane** requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the **rear yard setback** requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear **main wall** of a **building** does not contain windows or openings:
     (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and
     (b) no **building setback** is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 263 of former City of Toronto By-law 438-86.
(C) Section 12(2) 267 of former City of Toronto By-law 438-86.

1522
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2216) Exception CR 2216
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
(B) On the lands municipally known as 403 Keele Street in 1993, Section 12(1) 343 of former City of Toronto By-law 438-86.
(C) On 403 KEELE ST, City of Toronto by-law 746-03.

(2218) Exception CR 2218
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 320 of former City of Toronto By-law 438-86.
(C) On 50 MUSGRAVE ST, 612 VICTORIA PARK AVE, former City of Toronto by-law 97-0420.

(2219) Exception CR 2219
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 695 COXWELL AVE, 1577 DANFORTH AVE, former City of Toronto by-law 897-88.
(C) On 1262 DANFORTH AVE, former City of Toronto by-law 137-81.
(D) On 1336 DANFORTH AVE, former City of Toronto by-law 553-80.
(E) On 2359 DANFORTH AVE, former City of Toronto by-law 209-91.
(F) On 2494 DANFORTH AVE, former City of Toronto by-laws 524-78, 597-78, and 617-86.
(G) On or between the odd numbered addresses of 2526 -2550 DANFORTH AVE, former City of Toronto by-law 824-86.

(2220) Exception CR 2220
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 2881 DUNDAS ST W, former City of Toronto by-law 51-80.
(C) On 2925 DUNDAS ST W, former City of Toronto by-law 194-78.
(D) On 3336 DUNDAS ST W, former City of Toronto by-law 148-78.
(E) On 283 GILMOUR AVE, former City of Toronto by-law 631-91.

(2221) Exception CR 2221
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) On the odd numbered addresses of 2541A-2547A DUNDAS ST W, and 2547B DUNDAS ST W, City of Toronto by-law 251-00.

(2222) Exception CR 2222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

(B) On the lands municipally known as 2692 Dundas Street West in 1982, a vehicle repair shop is a permitted use provided the regulations of this By-law are complied with. [TO: 438-86; 12(1) 340]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 2720 Dundas Street West in 1986, Section 12(1) 196 of former City of Toronto By-law 438-86.

(C) On the odd numbered addresses of 2755-2763 DUNDAS ST W, former City of Toronto by-law 483-78.

(2223) Exception CR 2223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) On 348 BROADVIEW AVE, former City of Toronto by-law 576-82.

(2224) Exception CR 2224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(B) Former City of Toronto by-law 704-79.

(C) Former City of Toronto by-law 844-79.

(D) Former City of Toronto by-law 535-80.

(E) On 929 QUEEN ST E, former City of Toronto by-law 86-81.

(F) On or between the odd numbered addresses of 1015-1021 QUEEN ST E, former City of Toronto by-law 369-76.

(2227) Exception CR 2227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2228) Exception CR 2228
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 1884 DAVENPORT RD, former City of Toronto by-laws 565-75, 22-76 and 200-79.

(2229) Exception CR 2229
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 336 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 77 RANKIN CRES, former City of Toronto by-laws 43-90 and 94-0428.

(2230) Exception CR 2230
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 601 KINGSTON RD, the odd numbered addresses of 609 - 637 KINGSTON RD, City of
Toronto by-law 194-05.

(2232) Exception CR 2232
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On the odd numbered addresses of 1393 -1399 DAVENPORT RD, former City of Toronto by-
laws 807-77, 283-78, 515-79, and 19-82.

(2233) Exception CR 2233
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2234) Exception CR 2234
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 107 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2235) Exception CR 2235
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 3080 YONGE ST, former City of Toronto by-laws 83-74 and 466-76.

(2236) Exception CR 2236
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) City of Toronto by-law 458-2005.

(2237) Exception CR 2237
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) City of Toronto by-law 458-2005.

(2238) Exception CR 2238
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) City of Toronto by-law 458-2005.

(2239) Exception CR 2239
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 50 EGLINTON AVE W, 90 EGLINTON AVE W, former City of Toronto by-law 20669.

(2240) Exception CR 2240
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) City of Toronto by-law 458-2005.
(C) On 1900 LAKE SHORE BLVD W, City of Toronto by-law 458-05.

(2241) Exception CR 2241
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 333 of former City of Toronto By-law 438-86.
(B) Section 12(1) 334 of former City of Toronto By-law 438-86.
(C) Section 12(1) 335 of former City of Toronto By-law 438-86.
(D) Section 12(2) 132 of former City of Toronto By-law 438-86.
(E) On 81 DALHOUSIE ST, and the even numbered addresses of 78 - 88 MUTUAL ST, Section 12(2) 216 former City of Toronto by-law 438-86.
(F) On 81 DALHOUSIE ST, 99 DALHOUSIE ST, 125 DUNDAS ST E, the even numbered addresses of 78 - 88 MUTUAL ST, former City of Toronto by-law 247-91.
(G) On 125 DUNDAS ST W, Section 12(2) 260 of former City of Toronto by-law 438-86.

(2242) Exception CR 2242
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
(B) On the even numbered addresses of 198 - 200 BATHURST ST, former City of Toronto by-law 193-88.
(C) On 202 BATHURST ST, former City of Toronto by-laws 573-82 and 144-83.

(2243) Exception CR 2243
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 877 YONGE ST, former City of Toronto by-laws 756-77, 746-79, 257-80, and 559-82.
(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(2244) Exception CR 2244
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 334 of former City of Toronto By-law 438-86.
(B) Section 12(1) 335 of former City of Toronto By-law 438-86.

(2245) Exception CR 2245
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On the lands municipally known as 29 Birch Avenue in 1988, Section 12 (2) 266(c) of former City of Toronto By-law 438-86.

(2246) Exception CR 2246
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 383 SPADINA RD, former City of Toronto by-laws 73-67 and 701-86.

(2247) Exception CR 2247
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands municipally known as 1185 and 1245 Dupont Street in 1980:
   (i) a machine laundry and banquet hall are permitted uses; and
   (ii) an open air market is a permitted use, if:
      (a) it is not located in a building or permanent structure; and
      (b) it is not operated for more than six months of every year. [TO: 438-86; 12(1) 134 (vii)]
(B) On the lands municipally known as 1245 Dupont Street in 1996, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On the lands municipally known as 1185 and 1245 Dupont Street in 1980, Section 12(2) 146 of former City of Toronto By-law 438-86.
(D) On 1245 DUPONT ST, City of Toronto by-law 724-04.

(2248) Exception CR 2248
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 1802 Bayview Avenue in 1981, a vehicle washing establishment is a permitted use. [TO: By-law 438-86; 12 (1) 163(ii)]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2249) Exception CR 2249
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2250) Exception CR 2250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum setback from a lot line abutting Yonge Street is 3.0 metres.

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;

(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and

(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 263 of former City of Toronto By-law 438-86.

(D) Section 12(2) 267 of former City of Toronto By-law 438-86.

(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(F) Section 12(2) 324 of former City of Toronto By-law 438-86.

(G) On the lands municipally known as 1521 Yonge Street in 1976, Section 12 (2) 266(a) of former City of Toronto By-law 438-86.

(2251) Exception CR 2251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 334 of former City of Toronto By-law 438-86.

(B) Section 12(1) 335 of former City of Toronto By-law 438-86.

(C) Section 12(1) 397 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) Section 12(2) 260 of former City of Toronto By-law 438-86.

(F) On 532 BAY ST, 570 BAY ST, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL, City of Toronto by-law 680-04.

(G) On 532 BAY ST, 570 BAY ST, 111 DUNDAS ST W, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL, City of Toronto by-law 848-00.

(2252) Exception CR 2252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, no window of a building facing Pleasant Boulevard shall display goods or advertising. [TO: 438-86; 12 (2) 30]

(B) The minimum setback from a lot line abutting Yonge Street is 3.0 metres.

(C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the **rear yard setback** requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear **main wall** of a **building** does not contain windows or openings:
   (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a lot in a Residential Zone category; and
   (b) no **building setback** is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 263 of former City of Toronto By-law 438-86.
(D) Section 12(2) 267 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2253) **Exception CR 2253**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (B) On the even numbered addresses of 10 - 18 GRENVILLE ST, former City of Toronto by-law 681-92.

(2254) **Exception CR 2254**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 334 of former City of Toronto By-law 438-86.
   (B) Section 12(1) 335 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (D) On 90 ADELAIDE ST E, former City of Toronto by-laws 711-77 and 96-0140.
   (E) On 55 LOMBARD ST, former City of Toronto by-laws 147-79 and 426-83.
   (F) On 77 LOMBARD ST, former City of Toronto by-laws 711-77 and 96-0140.
   (G) On 69 LOMBARD ST, former City of Toronto by-law 96-0140.
   (H) On 99 QUEEN ST E, former City of Toronto by-law 505-82.

(2255) **Exception CR 2255**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (B) On 133 QUEEN ST E, 128 RICHMOND ST E, former City of Toronto by-law 94-0166.

(2256) **Exception CR 2256**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (B) On 151 KING ST E, former City of Toronto by-law 70-90.
(2257) Exception CR 2257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 2 of former City of Toronto By-law 438-86.
(B) Section 12(2) 6 of former City of Toronto By-law 438-86.
(C) Section 12(2) 262 of former City of Toronto By-law 438-86.
(D) Section 12(2) 263 of former City of Toronto By-law 438-86.
(E) Section 12(2) 267 of former City of Toronto By-law 438-86.
(F) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2258) Exception CR 2258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

(B) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 2 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 33 DELISLE AVE, former City of Toronto by-law 541-93.
(E) On 30 ST CLAIR AVE W, former City of Toronto by-laws 22601, 22638, and 450-83.
(F) On 40 ST CLAIR AVE W, former City of Toronto by-laws 21855, 22601, and 22638.
(G) On 47 ST CLAIR AVE W, 49 ST CLAIR AVE W, former City of Toronto by-law 562-87.
(H) On the even numbered addresses of 48 - 50 ST CLAIR AVE W, former City of Toronto by-law 541-93.
(I) On 55 ST CLAIR AVE W, 61 ST CLAIR AVE W, 63 ST CLAIR AVE W, former City of Toronto by-law 309-75;

(2259) Exception CR 2259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category; and

(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 2 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 135 ST CLAIR AVE W, City of Toronto by-law 246-04.

(2262) Exception CR 2262
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use; and
(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 593-06.
(B) On 330 UNIVERSITY AVE, former City of Toronto by-law 97-0599.

(2263) Exception CR 2263
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use; and
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 2 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 263 of former City of Toronto By-law 438-86.
(D) Section 12(2) 267 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) On the lands municipally known as 24 St. Clair Avenue West in 1984, Section 12(2) 39 of former City of Toronto By-law 438-86.
(2264) Exception CR 2264
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 346 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 1289 DUNDAS ST W, former City of Toronto by-law 524-83.
(D) On the even numbered addresses of 210 - 222 OSSINGTON Avenue, and the odd numbered addresses of 227 - 235 OSSINGTON Avenue, City of Toronto by-law 1172-2009.
(E) On the lands municipally known as 235 OSSINGTON Avenue in 1994, Section 12(1) 371 of former City of Toronto By-law 438-86.

(2265) Exception CR 2265
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 208 of former City of Toronto By-law 438-86.
(D) Section 12(2) 276 of former City of Toronto By-law 438-86.
(E) On the lands municipally known as 79 Wellington Street West in 1984, Section 12(1) 108 of former City of Toronto By-law 438-86.
(F) On 79 WELLINGTON ST W, 85 WELLINGTON ST W, former City of Toronto by-laws 701-82 and 318-83.

(2267) Exception CR 2267
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) 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. [TO: 438-86; 12 (1) 116]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2269) Exception CR 2269
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) 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. [TO: 438-86; 12 (1) 116]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2270) Exception CR 2270
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On a lot, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]
(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 107 of former City of Toronto By-law 438-86.
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2271) Exception CR 2271
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands which have front lot lines on Bellair Street, Cumberland Street and Yorkville Avenue, between Avenue Road and Bay Street, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (i)]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 69 YORKVILLE AVE, former City of Toronto by-law 344-76.
(E) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 80 YORKVILLE AVE, City of Toronto by-laws 192-03 and 250-04.
(F) On 118 YORKVILLE AVE, City of Toronto by-law 250-04.

(2272) Exception CR 2272
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 107 of former City of Toronto By-law 438-86.
(B) Section 12(2) 269 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On the lands municipally known as 2709 to 2741 Yonge Street in 1993, Section 12(1) 345 of former City of Toronto By-law 438-86.
(E) On 2709-2741 YONGE ST, City of Toronto by-law 1171-08.

(2273) Exception CR 2273
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) On a lot, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]

(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86.
(B) Section 12(2) 269 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2274) Exception CR 2274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 2532 Yonge Street in 1981, a club that is a Y.W.C.A. is a permitted use, if:
   (i) the gross floor area of the use does not exceed a floor space index of 3.0; and
   (ii) the height of the building does not exceed 14.0 metres. [TO: By-law 438-86; 12 (1) 163(iv), 12 (1) 164]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2275) Exception CR 2275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On or between the even numbered addresses of 1818 -1820 BAYVIEW AVE, 2400 YONGE ST, 2401 YONGE ST, former City of Toronto by-law 212-84.

(2276) Exception CR 2276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 227 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 650 MOUNT PLEASANT RD, City of Toronto by-law 543-04.

(2277) Exception CR 2277

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 199 of former City of Toronto By-law 438-86.
(B) Section 12(2) 335 of former City of Toronto By-law 438-86.
(C) Section 12(2) 336 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On the odd numbered addresses of 1369 -1395 BLOOR ST W, former City of Toronto by-law 695-92.

(2278) Exception CR 2278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(1) 397 of former City of Toronto By-law 438-86.
(C) Section 12(1) 434 of former City of Toronto By-law 438-86.
(D) Section 12(2) 132 of former City of Toronto By-law 438-86.
(E) Section 12(2) 208 of former City of Toronto By-law 438-86.
(F) Former City of Toronto by-law 515-76.
(G) Former City of Toronto by-law 576-76.
(H) Former City of Toronto by-law 677-76.
(I) Former City of Toronto by-law 24-77.
(J) Former City of Toronto by-law 478-78.
(K) Former City of Toronto by-law 664-78.
(L) Former City of Toronto by-law 812-78.
(M) Former City of Toronto by-law 889-78.
(N) Former City of Toronto by-law 198-79.
(O) Former City of Toronto by-law 373-79.
(P) Former City of Toronto by-law 615-79.
(Q) Former City of Toronto by-law 848-79.
(R) Former City of Toronto by-law 61-80.
(S) Former City of Toronto by-law 879-80.
(T) Former City of Toronto by-law 61-81.
(U) Former City of Toronto by-law 116-82.
(V) Former City of Toronto by-law 145-83.
(W) Former City of Toronto by-law 92-85.
(X) Former City of Toronto by-law 514-86.
(Y) Former City of Toronto by-law 513-90.

(2279) Exception CR 2279
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(1) 434 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) On 96 GERRARD ST E, former City of Toronto by-laws 110-72, 241-73, and 723-85.

(2281) Exception CR 2281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 156 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) Former City of Toronto by-law 531-78.
(F) Former City of Toronto by-law 532-78.
(G) Former City of Toronto by-law 533-78.
(H) Former City of Toronto by-law 39-80.
(I) Former City of Toronto by-law 696-81.
(J) Former City of Toronto by-law 59-82.
(K) Former City of Toronto by-law 546-83.
(L) Former City of Toronto by-law 547-83.
(M) Former City of Toronto by-law 49-90.
(N) On the lands municipally known as 426 Queen Street East in 1993, Section 12(1) 352 of former City of Toronto By-law 438-86.
(O) On 426 QUEEN ST E, former City of Toronto by-laws 284-72 and 204-79.

(2282) Exception CR 2282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 156 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) Former City of Toronto by-law 531-78.
(F) Former City of Toronto by-law 532-78.
(G) Former City of Toronto by-law 533-78.
(H) Former City of Toronto by-law 39-80.
(I) Former City of Toronto by-law 696-81.
(J) Former City of Toronto by-law 59-82.
(K) Former City of Toronto by-law 546-83.
(L) Former City of Toronto by-law 547-83.
(M) Former City of Toronto by-law 49-90.
(N) On 10 TRACY ST, former City of Toronto by-laws 284-72 and 204-79.

(2283) Exception CR 2283
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 232 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 156 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) Former City of Toronto by-law 531-78.
(F) Former City of Toronto by-law 532-78.
(G) Former City of Toronto by-law 533-78.
(H) Former City of Toronto by-law 39-80.
(I) Former City of Toronto by-law 696-81.
(J) Former City of Toronto by-law 59-82.
(K) Former City of Toronto by-law 546-83.
(L) Former City of Toronto by-law 547-83.
(M) Former City of Toronto by-law 49-90.
(N) On the odd numbered addresses of 187 - 191 PARLIAMENT ST, former City of Toronto by-laws 284-72 and 204-79.

(2285) Exception CR 2285
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On a lot, an eating establishment or take-out eating establishment is not a permitted use.
This exception does not apply to 528-532 Bloor 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. [TO: 438-86; 12(2) 219]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 14 SPADINA RD, former City of Toronto by-law 620-76.

(2286) Exception CR 2286
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 2 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On the lands municipally known as 95 St. Clair Avenue West in 1959, Section 12(1) 28 of former City of Toronto By-law 438-86.
(E) On 95 ST CLAIR AVE W, former City of Toronto by-law 22304.

(2287) Exception CR 2287
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands, the main pedestrian entrance access to any non-residential use must be from King Street West. [TO: 438-86; 12(2) 169]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) Section 12(2) 258 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 97-0521.
(E) On the even numbered addresses of 1000 -1010 KING ST W, 954 KING ST W, former City of Toronto by-law 694-86.

(2290) Exception CR 2290
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2291) Exception CR 2291
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 483-497 Eglinton Avenue West in 1968, office is a permitted use in a six storey building that exists on the site. [TO: 438-86; 12 (1) 315]
(B) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new building does not exceed the height of the building being replaced. [TO: 438-86; 12 (1) 320]
(C) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On the odd numbered addresses of 413 - 419 EGLINTON AVE W, 70 ELMSTHORPE AVE, 72 ELMSTHORPE AVE, former City of Toronto by-law 354-81.

(2292) Exception CR 2292
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the replacement of any building existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new building does not exceed the height of the building being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 439 SPADINA RD, former City of Toronto by-law 60-88.
(C) On 446 SPADINA RD, former City of Toronto by-law 382-68.

(2293) Exception CR 2293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 118 of former City of Toronto By-law 438-86.
(C) Section 12(2) 119 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2294) Exception CR 2294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On the lands municipally known as 625 Queen Street East, City of Toronto by-law 689-2007.

(2295) Exception CR 2295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Former City of Toronto By-law 880-79.
(D) Former City of Toronto by-law 96-0279.
(E) City of Toronto by-law 805-99.

(2296) Exception CR 2296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Former City of Toronto By-law 880-79.
(D) Former City of Toronto by-law 96-0279.
(E) City of Toronto by-law 805-99.
(F) On the odd numbered addresses of 1651 -1661 QUEEN ST E, 1669 QUEEN ST E, City of Toronto by-law 96-0280.

(2297) Exception CR 2297
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 156 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) Former City of Toronto by-law 531-78.
(F) Former City of Toronto by-law 532-78.
(G) Former City of Toronto by-law 533-78.
(H) Former City of Toronto by-law 39-80.
(I) Former City of Toronto by-law 696-81.
(J) Former City of Toronto by-law 59-82.
(K) Former City of Toronto by-law 546-83.
(L) Former City of Toronto by-law 547-83.
(M) Former City of Toronto by-law 49-90.
(N) On the odd numbered addresses of 219 - 223 PARLIAMENT ST, 498 QUEEN ST E, 524 QUEEN ST E, the even numbered addresses of 526 - 528 QUEEN ST E, the even numbered addresses of 530 - 534 QUEEN ST E, former City of Toronto by-laws 284-72 and 204-79.

(2298) Exception CR 2298
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 107 of former City of Toronto By-law 438-86.
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2299) Exception CR 2299
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 118 of former City of Toronto By-law 438-86.
(C) Section 12(2) 119 of former City of Toronto By-law 438-86.
(D) Section 12(2) 269 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2300) Exception CR 2300
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 119 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 269 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2301) Exception CR 2301
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 348 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 107 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 269 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2302) Exception CR 2302
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 348 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 118 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 119 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 227 of former City of Toronto By-law 438-86.
   (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2303) Exception CR 2303
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) On the lands, a parking facility is only permitted, if:
       (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
       (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]
   (B) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 348 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(D) On 326 DUNDAS ST W, former City of Toronto by-law 308-74.
(E) On 334 DUNDAS ST W, former City of Toronto by-law 275-74.
(F) On 340 DUNDAS ST W, former City of Toronto by-law 313-74.
(G) On the lands municipally known as 346 Dundas Street West in 1976, Section 12(2) 57 of former City of Toronto By-law 438-86.

(2305) Exception CR 2305
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On a lot, service, maintenance and repair facility of a public transportation use is permitted.  
[TO: 438-86; 12(1) 389]
(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 1920 YONGE ST, 1930R YONGE ST, 1932R YONGE ST, former City of Toronto by-law 967-88.

(2306) Exception CR 2306
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On the lands municipally known as 43 Eglinton Avenue East in 1962, a building with office use is permitted to exceed the maximum floor space index of 4.0, if:
(i) the excess interior floor area is not greater than the total of the interior floor areas of the second and third storeys of the building above grade; and
(ii) the second and third storeys of the building are used exclusively as a parking garage.  
[TO: 438-86; 12(1) 39]
(B) Despite 40.10.20.100 (2), a Nightclub is not a permitted use; and
(C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2308) Exception CR 2308
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 111 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 256 of former City of Toronto By-law 438-86.
(E) Section 12(2) 259 of former City of Toronto By-law 438-86.
(G) On 633 BAY ST, former City of Toronto by-law 808-88.

(2309) Exception CR 2309
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(5)(d) of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) City of Toronto by-law 593-06.
(E) On 55 CENTRE AVE, former City of Toronto by-law 322-87.
(F) On 108 CHESTNUT ST, former City of Toronto by-law 322-87.
(G) On 111 CHESTNUT ST, former City of Toronto by-law 710-82.
(H) On 439 UNIVERSITY AVE, former City of Toronto by-laws 270-81 and 697-82.

(2310) Exception CR 2310
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 334 of former City of Toronto By-law 438-86.
(B) Section 12(1) 335 of former City of Toronto By-law 438-86.
(C) Section 12(1) 397 of former City of Toronto By-law 438-86.
(D) Section 12(2) 132 of former City of Toronto By-law 438-86.
(E) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-laws 38-78 and 39-78.

(2312) Exception CR 2312
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) On 61 QUEEN ST E, 58 RICHMOND ST E, former City of Toronto by-law 250-85.
(D) On the lands municipally known as 58 Richmond Street East in 1988, Section 12(2) 133 of former City of Toronto By-law 438-86.

(2313) Exception CR 2313
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) On 55 JOHN ST, the odd numbered addresses of 215 - 225 KING ST W, 200 WELLINGTON ST W, former City of Toronto by-law 616-89.
(D) On the lands municipally known as 255 and 275 King Street West in 1989, Section 12(1) 357 of former City of Toronto By-law 438-86.

(2314) Exception CR 2314
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(1) 398 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) On 1 TORONTO ST, former City of Toronto by-law 653-87.
(E) On 36 TORONTO ST, former City of Toronto by-law 726-84.

(2315) Exception CR 2315
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) On 57 ADELAIDE ST E, former City of Toronto by-law 76-90.

(2316) Exception CR 2316
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) On the even numbered addresses of 54 - 60 COLBORNE ST, former City of Toronto by-law 94-0653.

(2317) Exception CR 2317
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 334 of former City of Toronto By-law 438-86.
(B) Section 12(1) 335 of former City of Toronto By-law 438-86.
(C) Section 12(1) 397 of former City of Toronto By-law 438-86.
(D) Section 12(2) 132 of former City of Toronto By-law 438-86.
(E) Section 12(2) 208 of former City of Toronto By-law 438-86.

(2318) Exception CR 2318
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 256 of former City of Toronto By-law 438-86.
(E) On 18 ELM ST, former City of Toronto by-law 284-80.

(2319) Exception CR 2319
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(A) Section 12(1) 333 of former City of Toronto By-law 438-86.
(B) Section 12(1) 397 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 216 of former City of Toronto By-law 438-86.
(E) Section 12(2) 244 of former City of Toronto By-law 438-86.
(F) On 10 SHUTER ST, 244 VICTORIA ST, former City of Toronto by-laws 670-91 and 97-0202.

(2320) Exception CR 2320
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 216 of former City of Toronto By-law 438-86.
(D) Section 12(2) 259 of former City of Toronto By-law 438-86.
(E) City of Toronto by-law 97-0194.

(2321) Exception CR 2321
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

(A) Section 12(1) 334 of former City of Toronto By-law 438-86.
(B) Section 12(1) 335 of former City of Toronto By-law 438-86.
(C) Section 12(1) 397 of former City of Toronto By-law 438-86.
(D) Section 12(1) 305 of former City of Toronto By-law 438-86.
(E) Section 12(2) 132 of former City of Toronto By-law 438-86.
(F) Section 12(2) 208 of former City of Toronto By-law 438-86.
(G) Section 12(2) 259 of former City of Toronto By-law 438-86.
(J) On 777 BAY ST, City of Toronto by-law 1330-08.
(K) On the odd numbered addresses of 1 – 27 COLLEGE ST, former City of Toronto by-laws 840-78,


(2322) Exception CR 2322
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(1) 334 of former City of Toronto By-law 438-86.
  (B) Section 12(1) 335 of former City of Toronto By-law 438-86.
  (C) Section 12(1) 397 of former City of Toronto By-law 438-86.
  (D) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (E) Section 12(2) 259 of former City of Toronto By-law 438-86.
  (F) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNSDAS ST W, 111 DUNSDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-laws 38-78 and 39-78.
  (G) On 2 QUEEN ST W, former City of Toronto by-law 552-86.

(2323) Exception CR 2323
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(1) 397 of former City of Toronto By-law 438-86.
  (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (C) Section 12(2) 259 of former City of Toronto By-law 438-86.
  (D) City of Toronto by-law 593-06.
  (E) On 443 UNIVERSITY AVE, former City of Toronto by-law 15203.
  (F) On 481 UNIVERSITY AVE, former City of Toronto by-law 15518.

(2324) Exception CR 2324
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(1) 397 of former City of Toronto By-law 438-86.
  (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (C) Section 12(2) 259 of former City of Toronto By-law 438-86.
  (D) On 61 QUEEN ST E, 58 RICHMOND ST E, former City of Toronto by-law 250-85.
  (E) On the lands municipally known as 61 Queen Street East in 1988, Section 12(2) 146 of former City of Toronto By-law 438-86.

(2325) Exception CR 2325
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(1) 333 of former City of Toronto By-law 438-86.
  (B) Section 12(1) 397 of former City of Toronto By-law 438-86.
  (C) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (D) Section 12(2) 195 of former City of Toronto By-law 438-86.
(E) Section 12(2) 208 of former City of Toronto By-law 438-86.
(F) Section 12(2) 259 of former City of Toronto By-law 438-86.
(G) Section 12(2) 276 of former City of Toronto By-law 438-86.
(H) On 303 BAY ST, the even numbered addresses of 40 - 44 KING ST W, 104 YONGE ST, former City of Toronto by-law 503-84.
(I) On 1 KING ST W, former City of Toronto by-law 303-90.
(J) On 100 YONGE ST, former City of Toronto by-law 173-88.

(2326) Exception CR 2326
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Section 12(2) 276 of former City of Toronto By-law 438-86.
(E) On 1 QUEEN ST E, 20 RICHMOND ST E, former City of Toronto by-laws 670-85 and 749-85.
(F) On 15 RICHMOND ST E, 151 YONGE ST, former City of Toronto by-law 94-89.

(2327) Exception CR 2327
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Section 12(2) 276 of former City of Toronto By-law 438-86.
(E) On 1 ADELAIDE ST E, former City of Toronto by-law 996-88.

(2329) Exception CR 2329
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 256 of former City of Toronto By-law 438-86.
(D) On 110 EDWARD ST, former City of Toronto by-laws 218-75, 722-80, and 863-80.
(E) On the lands municipally known as 175 Elizabeth Street in 1995, Section 12(1) 400 of former City of Toronto By-law 438-86.
(F) On 77 ELM ST, former City of Toronto by-law 672-79.

(2332) Exception CR 2332
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) On 55 JOHN ST, the odd numbered addresses of 215 - 225 KING ST W, 200 WELLINGTON ST W, former City of Toronto by-law 616-89.

(2333) Exception CR 2333
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 333 of former City of Toronto By-law 438-86.
(B) Section 12(1) 397 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 208 of former City of Toronto By-law 438-86.
(E) Section 12(2) 276 of former City of Toronto By-law 438-86.
(F) On 77 ADELAIDE ST W, former City of Toronto by-law 131-78.
(G) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, former City of Toronto by-laws 47-80 and 121-80.
(H) On 141 BAY ST, 45 BAY ST, 40 BAY ST, 55 BRENNER BLVD, 222 BRENNER BLVD, 280 BRENNER BLVD, the odd numbered addresses of 61 - 71 FRONT ST W, 18 YONGE ST, 55 YORK ST, 16 YORK ST, 18 YORK ST, former City of Toronto by-law 168-93.
(I) On 220 BAY ST, former City of Toronto by-law 475-91.
(J) On 222 BAY ST, the odd numbered addresses of 55 - 77 KING ST W, 100 WELLINGTON ST W, former City of Toronto by-law 207-88.
(K) On or between the even numbered addresses of 390 - 394 BAY ST, 65 QUEEN ST W, former City of Toronto by-law 119-68.
(L) On 320 BAY ST, former City of Toronto by-law 56-87.
(M) On 145R KING ST W, the odd numbered addresses of 95 - 107 WELLINGTON ST W, 70 YORK ST, former City of Toronto by-law 442-88.
(N) On 150 KING ST W, 75 SIMCOE ST, former City of Toronto by-law 416-81.
(O) On 200 KING ST W, 71 SIMCOE ST, 73 SIMCOE ST, former City of Toronto by-law 417-81.
(P) On the even numbered addresses of 118A - 120 PEARL ST, 180 UNIVERSITY AVE, former City of Toronto by-law 287-90.
(Q) On 73 RICHMOND ST W and 66 TEMPERANCE ST, City of Toronto by-law 149-02.
(R) On the lands municipally known as 75 Simcoe Street in 1981, Section 12(2) 120 of former City of Toronto By-law 438-86.
(S) On 1 UNIVERSITY AVE, former City of Toronto by-laws 27-83 and 129-83.
(T) On 155 UNIVERSITY AVE, former City of Toronto by-law 283-85.
(U) On the even numbered addresses 180 to 188 UNIVERSITY AVE, 192 and 194 ADELAIDE ST W, City of Toronto by-law 469-06.
(V) On 79 WELLINGTON ST W, 85 WELLINGTON ST W, former City of Toronto by-law 318-83.
(W) On the odd numbered addresses of 95 - 107 WELLINGTON ST W, former City of Toronto by-laws 30-83 and 592-84.
(X) On the even numbered addresses of 150 - 166 YORK ST, former City of Toronto by-laws 335-80, 522-80, and 107-81.

(2334) Exception CR 2334
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Section 12(2) 276 of former City of Toronto By-law 438-86.
(E) On 161 BAY ST, the odd numbered addresses of 171 to 181 BAY ST, 10, 20, 22, and 32 FRONT ST W, 30, 36, and 42 YONGE ST, and 1 and 35 WELLINGTON ST W, former City of Toronto by-law 44-88.

(2335) Exception CR 2335
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 208 of former City of Toronto By-law 438-86.
(D) Section 12(2) 276 of former City of Toronto By-law 438-86.
(E) On the lands municipally known as 10 Adelaide Street East, Section 12(2) 158 of former City of Toronto By-law 438-86.
(F) On 20 ADELAIDE ST E, former City of Toronto by-laws 490-85 and 629-87.

(2336) Exception CR 2336
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 208 of former City of Toronto By-law 438-86.
(D) Section 12(2) 276 of former City of Toronto By-law 438-86.
(E) On 303 BAY ST, the even numbered addresses of 40 - 44 KING ST W, 104 YONGE ST, former City of Toronto by-law 503-84.
(F) On 309, 311, and 325 BAY ST, City of Toronto by-law 587-03.
(G) On 20 KING ST W, former City of Toronto by-law 506-84.

(2337) Exception CR 2337
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 276 of former City of Toronto By-law 438-86.
(D) On 15 RICHMOND ST E, 151 YONGE ST, former City of Toronto by-law 94-89.

(2338) Exception CR 2338
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On a lot, surface public parking is not a permitted use. [TO: 438-86; 12(2) 327]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
Exception CR 2339
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the height requirements of Clause 40.10.40.10, no part of the building may penetrate the height created by an angular plane projected at a 60 degree angle over the lot, at an elevation of 13.7 metres along the entire length of the front lot line. [TO: 438-86; 12 (2) 90]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 256 of former City of Toronto By-law 438-86.
(D) Section 12(2) 259 of former City of Toronto By-law 438-86.
(E) Former City of Toronto by-law 97-0194.
(F) On 125 BOND ST, 137 BOND ST, 112 BOND ST, 122 BOND ST, the even numbered addresses of 288 - 310 CHURCH ST, 322 CHURCH ST, 101 GERRARD ST E, 87 GERRARD ST E, 44 GERRARD ST E, 17 GOULD ST, 25 GOULD ST, 50 GOULD ST, 55 GOURD ST, 55 MC GILL ST, the odd numbered addresses of 285 - 297 VICTORIA ST, 380 VICTORIA ST, former City of Toronto by-law 97-80.
(G) On the lands municipally known as 17 Gould Street in 1994, Section 12(1) 284 of former City of Toronto By-law 438-86.

Exception CR 2340
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 222 Spadina Avenue in 1996, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 445 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
(D) On 99 CAMERON ST, the even numbered addresses of 216 - 220 SPADINA AVE, 222 SPADINA
(2341) Exception CR 2341
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 345 Bloor Street East and 77 Huntley Street in 1996, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On 345 BLOOR ST E, 77 HUNTLEY ST, former City of Toronto by-law 148-70.

(2342) Exception CR 2342
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 75 McCaul Street in 1996, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On 71 MC CAUL ST and 75 MC CAUL ST, former City of Toronto by-laws 267-73, 531-80, 551-80, 94-0534 and 97-0601.

(2343) Exception CR 2343
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 280 Spadina Avenue, 507, 519, 521 Dundas Street West in 1996, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) these premises must comply with Exception 900 11.10(2).

(C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;

(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and

(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 208 of former City of Toronto By-law 438-86.

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(D) On or between the odd numbered addresses of 507 - 521 DUNDAS ST W, 280 SPADINA AVE, former City of Toronto by-law 447-85.

(2344) Exception CR 2344
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1560 Yonge Street in 1996, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) A maximum of three attached dwelling units are permitted in a townhouse building. [TO: 438-86; 12(2) 142]

(C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 267 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 1560 YONGE ST, City of Toronto by-law 104-01.

(2346) Exception CR 2346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 445 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(1) 444 of former City of Toronto By-law 438-86.
(D) On the lands municipally known as 241 and 247 Spadina Avenue in 1999, Section 12(1) 444 of former City of Toronto By-law 438-86.

(2348) Exception CR 2348

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, a hospital is a permitted use, provided:
(i) the **gross floor area** of the hospital does not exceed the **gross floor area** that existed on the **lot** on March 31, 1979;

(ii) the height of the **building** does not exceed 18.0 metres;

(iii) the amount of **landscaped** open space that existed on the **lot** on March 31, 1979 is not reduced. [TO: 438-86; 12(1) 92]

(B) these **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(D) On 340 COLLEGE ST, 350 COLLEGE ST, former City of Toronto by-law 537-85.

(2349) **Exception CR 2349**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a **building** may exceed a floor space index of 1.5 by 0.5, if the **lot area** is less than 139.35 square metres;

(B) On the lands, a clinic, **eating establishment**, **take-out eating establishment**, **personal service shop**, **recreation use**, **pet services**, **laboratory**, **production studio**, **club**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **vehicle dealership**, **funeral home**, **veterinary hospital**, and **message establishment** is not permitted uses. [TO: 438-86; 12 (2) 100]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 335 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On 87 SCOLLARD ST, former City of Toronto by-laws 258-75 and 236-81.

(D) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 80 YORKVILLE AVE, City of Toronto by-law 192-03.

(2350) **Exception CR 2350**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On 57 CHARLES ST W, former City of Toronto by-laws 559-78 and 596-78.

(2351) **Exception CR 2351**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(C) Former City of Toronto by-law 531-78.

(D) Former City of Toronto by-law 532-78.

(E) Former City of Toronto by-law 533-78.

(F) Former City of Toronto by-law 39-80.

(G) Former City of Toronto by-law 696-81.
(H) Former City of Toronto by-law 59-82.
(I) Former City of Toronto by-law 546-83.
(J) Former City of Toronto by-law 547-83.
(K) Former City of Toronto by-law 49-90.
(L) On 440 QUEEN ST E, former City of Toronto by-laws 284-72 and 204-79.

(2352) Exception CR 2352
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 333 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) On 90 ADELAIDE ST E, former City of Toronto by-laws 711-77 and 96-0140.
(D) On 120 ADELAIDE ST E, the even numbered addresses of 132 - 134 ADELAIDE ST E, 142 ADELAIDE ST E, former City of Toronto by-law 245-86.
(E) On 69 LOMBARD ST, former City of Toronto by-law 96-0140.
(F) On 76 LOMBARD ST, former City of Toronto by-law 658-91.
(G) On 77 LOMBARD ST, former City of Toronto by-laws 711-77 and 96-0140.
(H) On 95 LOMBARD ST and 111 LOMBARD ST, former City of Toronto by-law 245-86.
(I) On 79R RICHMOND ST E, former City of Toronto by-law 658-91.

(2353) Exception CR 2353
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category.
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 184 SPADINA AVE, former City of Toronto by-laws 181-83 and 422-83.
(D) On 188 SPADINA AVE, former City of Toronto by-law 181-83.

(2354) Exception CR 2354
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 208 of former City of Toronto By-law 438-86.
(C) On 20 GROSVENOR ST, former City of Toronto by-law 561-82.
(2355) Exception CR 2355
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 56 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2356) Exception CR 2356
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On the even numbered addresses of 22 - 24 WELLESLEY ST W, former City of Toronto by-law 80-87.

(2357) Exception CR 2357
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On or between the even numbered addresses of 178 - 188 BEDFORD RD, 190 BEDFORD RD, 192 BEDFORD RD, former City of Toronto by-law 21970.
(E) On the even numbered addresses of 178 - 188 BEDFORD RD, 190 BEDFORD RD, 192 BEDFORD RD, former City of Toronto by-law 22391.
(F) On 247 DAVENPORT RD, former City of Toronto by-law 368-73.
(G) On the lands municipally known as 287 Davenport Road in 1984, Section 12(2) 67 of former City of Toronto By-law 438-86.

(2358) Exception CR 2358
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 860 Bay Street, City of Toronto by-law 519-2008.
(C) On 30 COLLEGE ST, 25 GRENVILLE ST, former City of Toronto by-law 259-87.
(D) On the even numbered addresses of 10 - 18 GRENVILLE ST, former City of Toronto by-law 681-92.
(E) On 38 GRENVILLE ST, City of Toronto by-law 254-04;

(2359) Exception CR 2359
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On the odd numbered addresses of 167 - 195 COLLEGE ST, 203 COLLEGE ST, former City of Toronto by-law 20821.
(D) On 199 COLLEGE ST, former City of Toronto by-laws 20821 and 514-79.
(E) On 67 HENRY ST, former City of Toronto by-law 20821.

(2360) Exception CR 2360
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 239 COLLEGE ST, former City of Toronto by-law 344-91.

(2361) Exception CR 2361
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 12 AMELIA ST, former City of Toronto by-law 394-79.

(2362) Exception CR 2362
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands that have a lot line on Carlton Street, any part of a building above the first storey must be used for residential use. [TO: 438-86; 12(2) 101]
(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 520 PARLIAMENT ST, the even numbered addresses of 44 - 46 WINCHESTER ST, City of Toronto by-law 548-87.

(2363) Exception CR 2363
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2364) Exception CR 2364
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On or between the even numbered addresses of 76 - 86 CHARLES ST W, City of Toronto by-law 1090-02.

(C) On 1 ST THOMAS ST, former City of Toronto by-laws 372-79 and 579-79 and City of Toronto by-law 1090-02.

(D) On 23 ST THOMAS ST, former City of Toronto by-law 96-0093.

(E) On the odd numbered addresses of 5 - 9 SULTAN ST, former City of Toronto by-laws 792-79 and 97-0501.

(2365) Exception CR 2365

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Former City of Toronto by-law 515-76.

(C) Former City of Toronto by-law 576-76.

(D) Former City of Toronto by-law 677-76.

(E) Former City of Toronto by-law 24-77.

(F) Former City of Toronto by-law 614-77.

(G) Former City of Toronto by-law 391-78.

(H) Former City of Toronto by-law 478-78.

(I) Former City of Toronto by-law 664-78.

(J) Former City of Toronto by-law 812-78.

(K) Former City of Toronto by-law 889-78.

(L) Former City of Toronto by-law 373-79.

(M) Former City of Toronto by-law 615-79.

(N) Former City of Toronto by-law 884-79.

(O) Former City of Toronto by-law 61-80.

(P) Former City of Toronto by-law 879-80.

(Q) Former City of Toronto by-law 116-82.

(R) Former City of Toronto by-law 145-83.

(S) Former City of Toronto by-law 92-85.

(T) Former City of Toronto by-law 514-86.

(U) On 1 CHURCH ST, former City of Toronto by-laws 198-79, 513-90, and 417-91.

(2366) Exception CR 2366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 208 of former City of Toronto By-law 438-86.

(C) Former City of Toronto by-law 515-76.

(D) Former City of Toronto by-law 576-76.

(E) Former City of Toronto by-law 677-76.
(F) Former City of Toronto by-law 24-77.
(G) Former City of Toronto by-law 391-78.
(H) Former City of Toronto by-law 478-78.
(I) Former City of Toronto by-law 664-78.
(J) Former City of Toronto by-law 812-78.
(K) Former City of Toronto by-law 889-78.
(L) Former City of Toronto by-law 373-79.
(M) Former City of Toronto by-law 615-79.
(N) Former City of Toronto by-law 618-79.
(O) Former City of Toronto by-law 879-80.
(P) Former City of Toronto by-law 116-82.
(Q) Former City of Toronto by-law 145-83.
(R) Former City of Toronto by-law 92-85.
(S) Former City of Toronto by-law 514-86.

(2367) Exception CR 2367
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Former City of Toronto by-law 121-80.
(C) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, former City of Toronto by-law 47-80.

(2368) Exception CR 2368
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 256 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 262 BLOOR ST W, former City of Toronto by-laws 787-83 and 788-83.
(F) On the even numbered addresses of 280 - 284 BLOOR ST W, former City of Toronto by-laws 787-83, 788-83, 540-87 and 205-88.

(2369) Exception CR 2369
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.
(C) On 140 CARLTON ST, former City of Toronto by-law 146-70.
(2370) Exception CR 2370
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.
(C) On the even numbered addresses of 74 - 86 GERRARD ST E, former City of Toronto by-laws 763-78, 1-79, and 56-82.
(D) On the lands municipally known as 101 McGill Street, Section 12(2) 147 of former City of Toronto By-law 438-86.

(2372) Exception CR 2372
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(C) On 62 WELLESLEY ST W, former City of Toronto by-law 231-79.

(2373) Exception CR 2373
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.
(C) On 125 BOND ST, 137 BOND ST, 112 BOND ST, 122 BOND ST, the even numbered addresses of 288 - 310 CHURCH ST, 322 CHURCH ST, 101 GERRARD ST E, 87 GERRARD ST E, 44 GERRARD ST E, 17 GOULD ST, 25 GOULD ST, 55 GOULD ST, 50 GOULD ST, 55 MC GILL ST, the odd numbered addresses of 285 - 297 VICTORIA ST, 380 VICTORIA ST, former City of Toronto by-law 97-80.

(2374) Exception CR 2374
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, former City of Toronto by-laws 267-73, 531-80, 551-80, 94-0534 and 97-0601.
(C) On 30 ST PATRICK ST, former City of Toronto by-law 761-86.
(D) On 54 1/2 ST PATRICK ST, former City of Toronto by-laws 267-73 and 531-80.
(E) On 96 ST PATRICK ST, City of Toronto by-law 151-02.
(F) On 126 ST PATRICK ST, former City of Toronto by-laws 267-73 and 531-80.
(G) On 190 SIMCOE ST, former City of Toronto by-law 97-0599.
(H) On 234 SIMCOE ST, former City of Toronto by-laws 233-77 and 284-77.
(I) On 248 SIMCOE ST, former City of Toronto by-law 171-88.

(2375) Exception CR 2375
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (B) City of Toronto by-law 466-2005.
  (C) On 21 BALMUTO ST, City of Toronto by-law 226-07.
  (D) On 35 BALMUTO ST and 764 YONGE ST, City of Toronto by-law 466-05.

(2376) Exception CR 2376
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
  (A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (B) On 195 ST PATRICK ST, former City of Toronto by-laws 64-83 and 273-83.
  (C) On 211 ST PATRICK ST, former City of Toronto by-laws 528-80, 64-83 and 273-83.
  (D) On 280 SIMCOE ST, former City of Toronto by-laws 528-80, 64-83 and 273-83.

(2377) Exception CR 2377
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (B) On 35 CHARLES ST W, former City of Toronto by-laws 57-67 and 296-70.

(2378) Exception CR 2378
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(1) 251 of former City of Toronto By-law 438-86.
  (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
  (D) On 465 HURON ST, former City of Toronto by-laws 787-83, 788-83 and 326-85.

(2379) Exception CR 2379
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (B) Section 12(2) 137 of former City of Toronto By-law 438-86.
  (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 194 DAVENPORT RD, former City of Toronto by-law 542-78.
(E) On 202 DAVENPORT RD, former City of Toronto by-law 97-77.

(2380) Exception CR 2380
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 137 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (D) On 184 DAVENPORT RD, former City of Toronto by-law 584-78.

(2381) Exception CR 2381
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) These premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 156 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (D) Former City of Toronto by-law 531-78.
   (E) Former City of Toronto by-law 532-78.
   (F) Former City of Toronto by-law 533-78.
   (G) Former City of Toronto by-law 39-80.
   (H) Former City of Toronto by-law 696-81.
   (I) Former City of Toronto by-law 59-82.
   (J) Former City of Toronto by-law 546-83.
   (K) Former City of Toronto by-law 547-83.
   (L) Former City of Toronto by-law 49-90.
   (M) On the even numbered addresses of 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, 540 QUEEN ST E, former City of Toronto by-laws 284-72 and 204-79.

(2382) Exception CR 2382
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (C) Former City of Toronto by-law 531-78.
   (D) Former City of Toronto by-law 532-78.
   (E) Former City of Toronto by-law 533-78.
   (F) Former City of Toronto by-law 39-80.
   (G) Former City of Toronto by-law 59-82.
   (H) Former City of Toronto by-law 546-83.
   (I) Former City of Toronto by-law 547-83.
(K) On 181 PARLIAMENT ST, the odd numbered addresses of 205 - 217 PARLIAMENT ST, the even numbered addresses of 348 - 404 QUEEN ST E, the even numbered addresses of 418 - 420 QUEEN ST E, 428 - 438 QUEEN ST E, 104 SACKVILLE ST, 567 SHUTER ST, 8 TREFANN ST, former City of Toronto by-laws 284-72 and 204-79.

(2383) Exception CR 2383
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On a lot, the maximum gross floor area for commercial purposes is 1,622 square metres. [TO: 438-86, 12(2) 168]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 304 of former City of Toronto By-law 438-86.
(C) On the even numbered addresses of 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, former City of Toronto by-law 601-86.
(D) On the lands municipally known as 20-30 Asquith Avenue and 830 Church Street, Section 12 (2) 168 of former City of Toronto By-law 438-86.

(2384) Exception CR 2384
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 333 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) On 2 BLOOR ST E, former City of Toronto by-law 972-88.

(2385) Exception CR 2385
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 304 of former City of Toronto By-law 438-86.
(C) Section 12(5)(d) of former City of Toronto By-law 438-86.
(D) On 789 YONGE ST, former City of Toronto by-laws 114-74, 246-74, and 456-76.

(2386) Exception CR 2386
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 208 of former City of Toronto By-law 438-86.
(C) Section 12(2) 304 of former City of Toronto By-law 438-86.
(D) On 40 ASQUITH AVE, former City of Toronto by-laws 853-79, 317-80, and 657-89.

(2387) Exception CR 2387
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 203 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) On 180 QUEEN ST W, former City of Toronto by-laws 97-0599 and City of Toronto by-law 355-03.
(E) On 190 SIMCOE ST, 330 UNIVERSITY AVE, former City of Toronto by-law 97-0599.

(2388) Exception CR 2388
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 203 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) On 250 DUNDAS ST W, former City of Toronto by-laws 64-83 and 273-83.
(G) On 257 DUNDAS ST E, former City of Toronto by-laws 276-75 and 443-75.
(H) On or between the odd numbered addresses of 263 - 271 DUNDAS ST E, former City of Toronto by-law 96-0343.
(I) On 310 DUNDAS ST E, former City of Toronto by-laws 616-76 and 617-76.
(J) On 346 DUNDAS ST E, former City of Toronto by-laws 573-78 and 574-78.
(K) On 398 DUNDAS ST E, former City of Toronto by-laws 235-75 and 468-75.
(L) On the lands municipally known as 401 Dundas Street East in 1992, Section 12 (2) 290 of former City of Toronto By-law 438-86.

(2389) Exception CR 2389
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).
(B) On the lands, any part of a building above the first storey must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 207 of former City of Toronto By-law 438-86.
(D) Section 12(2) 239 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) On 250 DUNDAS ST W, former City of Toronto by-laws 64-83 and 273-83.
(G) On 257 DUNDAS ST E, former City of Toronto by-laws 276-75 and 443-75.
(H) On or between the odd numbered addresses of 263 - 271 DUNDAS ST E, former City of Toronto by-law 96-0343.
(I) On 310 DUNDAS ST E, former City of Toronto by-laws 616-76 and 617-76.
(J) On 346 DUNDAS ST E, former City of Toronto by-laws 573-78 and 574-78.
(K) On 398 DUNDAS ST E, former City of Toronto by-laws 235-75 and 468-75.
(L) On the lands municipally known as 401 Dundas Street East in 1992, Section 12 (2) 290 of former City of Toronto By-law 438-86.

(2390) Exception CR 2390
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 333 of former City of Toronto By-law 438-86.
(B) Section 12(1) 335 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 216 of former City of Toronto By-law 438-86.
(E) On 80 DUNDAS ST E, former City of Toronto by-law 381-91.

(2391) Exception CR 2391
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(2393) Exception CR 2393
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 219 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 9 BEDFORD RD, former City of Toronto by-law 364-87.

(2394) Exception CR 2394
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) On the lands municipally known as 14 Spadina Road in 1983, a nursing home, residential care home, retirement home, or seniors' community house are permitted uses if the building or additions to the building comply with the other regulations of this By-law. [TO: 438-86; 12(1) 250]

(B) 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. [TO: 438-86; 12(2) 219]

(C) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 10 SPADINA RD and 16 SPADINA RD, former City of Toronto by-law 57-77.

(2395) Exception CR 2395
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 228 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2396) Exception CR 2396
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 228 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 720 SPADINA AVE, former City of Toronto by-laws 22581 and 22767.
(E) On 736 SPADINA AVE, City of Toronto by-law 345-04.

(2397) Exception CR 2397
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 1099 BAY ST, former City of Toronto by-law 719-84.
(D) On 1121 BAY ST, former City of Toronto by-laws 311-78 and 664-99.
(E) On 55 CHARLES ST W, former City of Toronto by-laws 559-78 and 596-78.

(2398) Exception CR 2398
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 208 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) On 250 DUNDAS ST W, former City of Toronto by-law 64-83.

(2399) Exception CR 2399
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 20 CARLTON ST, former City of Toronto by-laws 622-78, 238-79 and 87-80.
(D) On 30 CARLTON ST and 33 WOOD ST, former City of Toronto by-laws 147-69 and 237-84.

(2400) Exception CR 2400
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 832 BAY ST, City of Toronto by-law 519-08.

(2401) Exception CR 2401
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) Section 12(2) 304 of former City of Toronto By-law 438-86.
(D) On 18 CUMBERLAND ST, former City of Toronto by-law 503-77.

(2402) Exception CR 2402
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 241 CHURCH ST, former City of Toronto by-law 97-0220.

(2403) Exception CR 2403
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 304 of former City of Toronto By-law 438-86.
(C) On 18 DAVENPORT RD, 15 MC MURRICH ST, the even numbered addresses of 890 - 900 YONGE ST, former City of Toronto by-laws 839-78 and 202-79.
(D) On 77 MC MURRICH ST, 950 YONGE ST, former City of Toronto by-law 95-0137.
(E) On the even numbered addresses of 890 - 900 YONGE ST, former City of Toronto by-law 667-83.

(2404) Exception CR 2404
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A maximum of three attached dwelling units are permitted in a townhouse building. [TO: 438-86; 12(2) 142]

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 267 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2405) Exception CR 2405
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 267 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2406) Exception CR 2406
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 107 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2407) Exception CR 2407
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2408) Exception CR 2408
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 2131 YONGE ST, former City of Toronto by-law 21739, 337-67, 327-69 and 518-83.

(2409) Exception CR 2409
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86;
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 2087 YONGE ST, former City of Toronto by-law 809-84.

(2410) Exception CR 2410
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(B) On 2 ROXBOROUGH ST E, City of Toronto by-law 294-99.

(2411) Exception CR 2411
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2412) Exception CR 2412
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 360 BLOOR ST E, former City of Toronto by-laws 286-80 and 326-82.
(B) On 388 BLOOR ST E, former City of Toronto by-law 640-83.

(2413) Exception CR 2413
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 1639 YONGE ST, City of Toronto by-law 394-06.

(2414) Exception CR 2414
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On the even numbered addresses of 10 - 30 SCRIVENER SQ, the odd numbered addresses of 5 - 25 SCRIVENER SQ, City of Toronto by-law 398-00.

(2415) Exception CR 2415

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.

(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(C) Section 12(2) 227 of former City of Toronto By-law 438-86.

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(E) On 801 MOUNT PLEASANT RD and 803 MOUNT PLEASANT RD, former City of Toronto by-law 74-81.

(2417) Exception CR 2417

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.

(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(C) Section 12(2) 227 of former City of Toronto By-law 438-86.

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(E) On 700 MOUNT PLEASANT RD, City of Toronto by-law 718-99.

(2418) Exception CR 2418

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.

(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(C) Section 12(2) 227 of former City of Toronto By-law 438-86.

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(E) On 477 MOUNT PLEASANT RD, former City of Toronto by-law 467-76.

(2419) Exception CR 2419

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 265 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2420) Exception CR 2420
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 107 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 108 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 269 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2421) Exception CR 2421
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 107 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 193 of former City of Toronto By-law 438-86
   (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (D) On 4-10 TEDDINGTON PARK AVENUE, former City of Toronto by-law 528-85.

(2422) Exception CR 2422
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 119 of former City of Toronto By-law 438-86
   (C) Section 12(2) 269 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (E) On 2567 YONGE ST, former City of Toronto by-law 280-84.

(2423) Exception CR 2423
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 107 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 108 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 269 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2424) Exception CR 2424
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2425) Exception CR 2425
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On the odd numbered addresses of 2079-2085 YONGE ST, and the odd numbered addresses of 2093-2111 YONGE ST, former City of Toronto by-law 809-84.

(2426) Exception CR 2426
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, the maximum interior floor area used for an amusement arcade, recreation use, eating establishment, or any combination of these uses is 400 square metres. [TO: 438-86; 12(2) 199]

(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 80 DANFORTH AVE, former City of Toronto by-laws 392-76 and 487-76.
(C) On the lands municipally known as 411 Danforth Avenue in 1996, Section 12(1) 429 (i) of former City of Toronto By-law 438-86.
(D) On the lands municipally known as 535 Danforth Avenue in 1996, Section 12(1) 429 (ii) of former City of Toronto By-law 438-86.

(2427) Exception CR 2427
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands known as 9, 11, 12, 15, 17, 19, 21, 30, 33, and 35 Hazelton Avenue in 1982, a clinic, eating establishment, take-out eating establishment, personal service shop, pet services, laboratory, production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service, retail store, vehicle dealership or message establishment is not a permitted use. [TO: 438-86; 12 (2) 23]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

1572
Section 12(5)(d) of former City of Toronto By-law 438-86.
(C) On 9 HAZELTON AVE, former City of Toronto by-laws 501-77 and 691-77.
(D) On the even numbered addresses of 12 - 24 HAZELTON AVE, 28 HAZELTON AVE, former City of Toronto by-law 48-74.
(E) On the even numbered addresses of 30 - 30A HAZELTON AVE, former City of Toronto by-law 192-69.
(F) On 126 SCOLLARD ST, former City of Toronto by-law 654-82.

Exception CR 2428
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

Exception CR 2429
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 107 of former City of Toronto By-law 438-86.
(B) Section 12(2) 269 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On or between the even numbered addresses of 3018 -3020 YONGE ST, City of Toronto by-law 2-10.
(E) On 3050 YONGE ST, former City of Toronto by-law 96-0331.

Exception CR 2430
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 20 GLEBE RD W, former City of Toronto by-law 391-81, 703-81, and 704-81.

Exception CR 2431
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 107 of former City of Toronto By-law 438-86.
(B) Section 12(2) 269 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2432) Exception CR 2432
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2433) Exception CR 2433
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 2346 YONGE ST, former City of Toronto by-law 422-90.

(2434) Exception CR 2434
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 107 of former City of Toronto By-law 438-86.
(B) Section 12(2) 269 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2435) Exception CR 2435
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 107 of former City of Toronto By-law 438-86.
(B) Section 12(2) 269 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 2712 YONGE ST, City of Toronto by-law 81-99.

(2436) Exception CR 2436
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 317 of former City of Toronto By-law 438-86.
(C) On 571 BLOOR ST W, former City of Toronto by-laws 717-82 and 228-83.

(2437) **Exception CR 2437**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) these **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 318 of former City of Toronto By-law 438-86.
(C) City of Toronto by-law 537-2005.
(D) On 72 CLINTON ST, former City of Toronto by-law 200-85.
(E) On 593 COLLEGE ST, former City of Toronto by-law 232-77.
(F) On 622 COLLEGE ST, former City of Toronto by-law 200-85.
(G) On 650 COLLEGE ST, former City of Toronto by-law 739-81.
(H) On 200 MONTROSE AVE, former City of Toronto by-laws 319-78 and 519-79.

(2439) **Exception CR 2439**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) these **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 33 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Section 12(2) 317 of former City of Toronto By-law 438-86.
(D) On 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, former City of Toronto by-laws 717-82 and 228-83.

(2440) **Exception CR 2440**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) these **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 227 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 245 EGLINTON AVE E, former City of Toronto by-law 770-84.

(2441) **Exception CR 2441**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) these **premises** must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2442) Exception CR 2442
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2443) Exception CR 2443
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86.

(B) Section 12(2) 108 of former City of Toronto By-law 438-86.

(C) Section 12(2) 269 of former City of Toronto By-law 438-86.

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(E) On 18 WANLESS AVE, City of Toronto by-law 902-99.

(F) On 3179 YONGE ST, former City of Toronto by-law 809-87.

(2444) Exception CR 2444
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86.

(B) Section 12(2) 269 of former City of Toronto By-law 438-86.

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(D) On 3130 YONGE ST, City of Toronto by-law 491-00.

(2445) Exception CR 2445
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86.

(B) Section 12(2) 269 of former City of Toronto By-law 438-86.

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(D) On 3130 YONGE ST, City of Toronto by-law 491-00.

(2446) Exception CR 2446
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On 40 GERRARD ST E, former City of Toronto by-laws 277-69 and 310-71.

(2448) Exception CR 2448

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 208 of former City of Toronto By-law 438-86.

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(E) On 95 PRINCE ARTHUR AVE, former City of Toronto by-laws 787-83, 325-85, 326-85, 540-87 and 205-88.

(2449) Exception CR 2449

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(C) On 37 MUTUAL ST, former City of Toronto by-law 445-78.

(2450) Exception CR 2450

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]
(B) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West. [TO: 438-86; 12(2) 219]

(C) these **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 208 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 455 HURON ST, former City of Toronto by-laws 787-83, 788-83 and 326-85.

(2451) **Exception CR 2451**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) On the lands, a parking facility is only permitted, if:

   (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a **mixed use building**; and

   (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 27 CARLTON ST, former City of Toronto by-law 284-83.

(2452) **Exception CR 2452**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) On the lands, a parking facility is only permitted, if:

   (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a **mixed use building**; and

   (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 146 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) On 21 CARLTON ST, City of Toronto by-law 683-04.

(2453) **Exception CR 2453**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) On the lands, a parking facility is only permitted, if:

   (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a **mixed use building**; and

   (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be
provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (B) Section 12(2) 259 of former City of Toronto By-law 438-86.
  (C) On 1033 BAY ST, former City of Toronto by-laws 735-83, 742-85, and 845-86.

(2454) Exception CR 2454
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
  (A) On the lands, a parking facility is only permitted, if:
      (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
      (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (B) On the even numbered addresses of 296 - 298 JARVIS ST, 300 JARVIS ST, former City of Toronto by-laws 725-81 and 298-88.
  (C) On the land municipally known as 314 Jarvis Street, former City of Toronto by-law 526-89 and City of Toronto by-law 3-2006.

(2455) Exception CR 2455
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
  (A) Section 12(2) 84 of former City of Toronto By-law 438-86.
  (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (C) On the even numbered addresses of 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, former City of Toronto by-law 601-86.
  (D) On the lands municipally known as 20 Charles Street East, Section 12 (2) 167 of former City of Toronto By-law 438-86.
  (E) On or between the even numbered addresses of 30 - 38B CHARLES ST E, 40 CHARLES ST E, 35 HAYDEN ST, former City of Toronto by-law 319-92.

(2456) Exception CR 2456
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
  (A) On a lot, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]
  (B) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
  (A) Section 12(1) 333 of former City of Toronto By-law 438-86.
  (B) Section 12(1) 335 of former City of Toronto By-law 438-86.
  (C) Section 12(2) 132 of former City of Toronto By-law 438-86.
  (D) Section 12(2) 259 of former City of Toronto By-law 438-86.
  (E) On 10 BELLAIR ST, 100 BLOOR ST W, City of Toronto by-law 133-99.

(2457) Exception CR 2457
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) Despite 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) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 279 of former City of Toronto By-law 438-86.
(B) Section 12(2) 56 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 240 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) On 54 KENSINGTON AVE, former City of Toronto by-law 655-86.

(2458) Exception CR 2458
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Former City of Toronto by-law 97-0521.
(D) On 1005 KING ST W, former City of Toronto by-law 694-86 and City of Toronto by-law 296-02.

(2459) Exception CR 2459
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On the odd numbered addresses of 295 - 345 DUfferin ST, 1182 KING ST W, former City of
Toronto by-law 711-83.

(2460) Exception CR 2460
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On the lands, the main pedestrian entrance access to any non-residential use must be from King
Street West. [TO: 438-86; 12(2) 169]
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the
width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a
lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) Section 12(1) 288 of former City of Toronto By-law 438-86.
(C) Section 12(2) 258 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) Former City of Toronto by-law 97-0521.
(F) On 905 KING ST W, former City of Toronto by-law 694-86.
(G) On 915 KING ST W, City of Toronto by-laws 694-86 and 296-02.

(2461) Exception CR 2461
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the
width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a
lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) Section 12(2) 258 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 97-0521.
(E) On 21 CANNIFF ST, 901 KING ST W, former City of Toronto by-law 694-86.
(F) On 18 STAFFORD ST, former City of Toronto by-law 694-86 and City of Toronto by-law 865-01.

(2462) Exception CR 2462
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) Section 12(2) 258 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 97-0521.
(E) On the odd numbered addresses of 1029 -1033 KING ST W, former City of Toronto by-law 694-86.

(Exception CR 2463)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use; and
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) Section 12(2) 258 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 97-0521.
(E) On 1071 KING ST W, 100 STRACHAN AVE, former City of Toronto by-law 694-86.

(Exception CR 2464)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, service, maintenance and repair facility of a public transportation use is permitted.
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a
(2466) Exception CR 2466

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 22 St. Clair Avenue East in 1996, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) Despite 40.10.20.100 (2), a Nightclub is not a permitted use; and

(C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;

(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and

(b) no building setback is required from any other zone category; and

Prevaling By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(B) Section 12(2) 263 of former City of Toronto By-law 438-86.

(C) Section 12(2) 267 of former City of Toronto By-law 438-86.

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(E) On 22 ST CLAIR AVE E, former City of Toronto by-law 130-74.

(2467) Exception CR 2467

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, no building or structure may penetrate a maximum 45 degree angular plane, measured at a line parallel to and 24.0 metres above the rear lot line. [TO: 438-86; 12(1) 445]

(B) these premises must comply with Exception 900 11.10(2).]

Prevaling By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2468) Exception CR 2468

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 208 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 55 PRINCE ARTHUR AVE, former City of Toronto by-law 746-81.

(2469) Exception CR 2469
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The angular plane requirements of 40.10.40.70(2)(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(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 208 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 66 AVENUE RD and 4 LOWTHER AVE, former City of Toronto by-law 787-80.

(2470) Exception CR 2470
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 141 ST GEORGE ST, former City of Toronto by-law 977-79.

(2471) Exception CR 2471
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types
with less than 5 dwelling units; and
(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 22 BALDWIN ST, former City of Toronto by-law 6.

(2472) Exception CR 2472
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types
    with less than 5 dwelling units; and
(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 208 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 22 BALDWIN ST, former City of Toronto by-law 6.

(2473) Exception CR 2473
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types
    with less than 5 dwelling units;
(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an apartment building is not permitted; and
(C) Dwelling units are only permitted above the first storey; and
(D) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 279 of former City of Toronto By-law 438-86.
(B) Section 12(2) 56 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 240 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) On 260 AUGUSTA AVE, former City of Toronto by-laws 638-76, 480-78, 481-78, 482-78, and
    768-84.
(G) On 64 OXFORD ST, former City of Toronto by-laws 638-76, 190-81, 368-81, 369-81, and 370-81.

(2474) Exception CR 2474
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On the lands municipally known as 321 Bloor Street East in 1989, Section 12(1) 268 of former
City of Toronto By-law 438-86.
(C) On 1 MOUNT PLEASANT RD, former City of Toronto by-laws 473-78, 474-78, and 356-89 and City of Toronto by-law 991-01.

(2475) Exception CR 2475
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 110 BLOOR ST W, 145 CUMBERLAND ST, former City of Toronto by-laws 105-79, 201-79, 386-78, and 845-84.

(2476) Exception CR 2476
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 235 BLOOR ST E, former City of Toronto by-laws 22769 and 325-82.

(2477) Exception CR 2477
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 129 COLLEGE ST and 700 UNIVERSITY AVE, former City of Toronto by-law 241-69.
(C) City of Toronto by-law 593-06.

(2478) Exception CR 2478
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) City of Toronto by-law 593-06.

(2479) Exception CR 2479
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On a lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West. [TO: 438-86; 12(2) 219]
(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) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 137 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 210 AVENUE RD and 2A CHICORA AVE, former City of Toronto by-law 874-78.

(2480) Exception CR 2480
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 208 of former City of Toronto By-law 438-86.
(C) On the even numbered addresses of 120 - 160 BLOOR ST E, former City of Toronto by-laws 853-79, 317-80, and 657-89.
(D) On the even numbered addresses of 278 - 278R BLOOR ST E, former City of Toronto by-laws 787-79 and 881-79.
(E) On 300 BLOOR ST E, City of Toronto by-law 590-90.

(2481) Exception CR 2481
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite 40.10.20.40 (1), 40.10.20.100 (18), and 40.10.150.1 (Waste) dwelling units are permitted in building types with less than 5 dwelling units; and
(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 219 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On or between the even numbered addresses of 480 - 482 HURON ST, 488 HURON ST, the even numbered addresses of 490 - 494 HURON ST, 13 MADISON AVE, the odd numbered addresses of 15 - 19 MADISON AVE, the odd numbered addresses of 21 - 25 MADISON AVE, 27 MADISON AVE, former City of Toronto by-law 318-75.
(F) On the even numbered addresses of 480 - 482 HURON ST, 488 HURON ST, the even numbered addresses of 490 - 494 HURON ST, 13 MADISON AVE, the odd numbered addresses of 15 - 19 MADISON AVE, the odd numbered addresses of 21 - 25 MADISON AVE, 27 MADISON AVE, former City of Toronto by-law 319-75.

(2482) Exception CR 2482
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On a lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking is not a permitted use. This exception does not apply to 528-532 Bloor 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. [TO: 438-86; 12(2) 219]

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 219 of former City of Toronto By-law 438-86.
(D) On 1 BEDFORD RD, the even numbered addresses of 230 - 244 BLOOR ST W, City of Toronto by-law 645-07.
(E) On the lands municipally known as 1 Bedford Road, 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West, City of Toronto by-law 645-2007(OMB).
(F) On the lands municipally known as 204 Bloor Street West, City of Toronto by-law 907-2006.
(G) On 220 BLOOR ST W, former City of Toronto by-law 364-87.

(2483) Exception CR 2483

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types with less than 5 dwelling units; and

(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 219 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 5 PRINCE ARTHUR AVE, former City of Toronto by-law 364-87.

(2484) Exception CR 2484

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 275 DUNDAS ST W, 152 ST PATRICK ST, former City of Toronto by-laws 94-0534 and 97-0601.

(2485) Exception CR 2485

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 109 MC CAUL ST, former City of Toronto by-laws 267-73, 531-80, 551-80, 94-0534 and 97-0601.

(2486) Exception CR 2486
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 1166 BAY ST and 1170 BAY ST, former City of Toronto by-law 751-77.
(D) On 50 BLOOR ST W, former City of Toronto by-law 499-77.
(E) On 55 BLOOR ST W, former City of Toronto by-law 193-69.

(2488) Exception CR 2488
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) City of Toronto by-law 1167-08.
(D) On the even numbered addresses of 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, former City of Toronto by-law 601-86.
(E) On the lands municipally known as 31 Bloor Street East, Section 12 (2) 165 of former City of Toronto By-law 438-86.

(2489) Exception CR 2489
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 146 BLOOR ST W, former City of Toronto by-laws 486-79 and 788-79.

(2490) Exception CR 2490
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) City of Toronto by-law 593-06.
(D) On 438 UNIVERSITY AVE, former City of Toronto by-law 171-88.

(2491) Exception CR 2491
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On the odd numbered addresses of 117 - 121 BLOOR ST E, former City of Toronto by-laws 96-81 and 88-82.

(2492) Exception CR 2492
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) City of Toronto by-law 1167-08.
(D) On 1 BLOOR ST W, former City of Toronto by-law 274-80.
(E) On 2 BLOOR ST W, City of Toronto by-law 85-01.

(2494) Exception CR 2494
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) Former City of Toronto by-law 515-76.
(D) Former City of Toronto by-law 576-76.
(E) Former City of Toronto by-law 677-76.
(F) Former City of Toronto by-law 24-77.
(G) Former City of Toronto by-law 614-77.
(H) Former City of Toronto by-law 391-78.
(I) Former City of Toronto by-law 478-78.
(J) Former City of Toronto by-law 664-78.
(K) Former City of Toronto by-law 812-78.
(L) Former City of Toronto by-law 889-78.
(M) Former City of Toronto by-law 373-79.
(N) Former City of Toronto by-law 615-79.
(O) Former City of Toronto by-law 884-79.
(P) Former City of Toronto by-law 61-80.
(Q) Former City of Toronto by-law 879-80.
(R) Former City of Toronto by-law 116-82.
(S) Former City of Toronto by-law 145-83.
(T) Former City of Toronto by-law 92-85.
(U) Former City of Toronto by-law 514-86.
(V) On the even numbered addresses of 110 - 112 GEORGE ST S, City of Toronto by-law 273-98.

(2495) Exception CR 2495
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) On 35 MERTON ST, former City of Toronto by-law 96-0053.
(C) On the even numbered addresses of 64 - 84 MERTON ST, former City of Toronto by-laws 97-0523 and 97-0551.
(D) On 71 MERTON ST, former City of Toronto by-law 496-77.
(E) On 100 MERTON ST, former City of Toronto by-law 94-0579.
(F) On the lands municipally known as 137 to 147 Merton Street in 1992, Section 12(1) 308 of former City of Toronto By-law 438-86.
(G) On 119 MERTON ST, former City of Toronto by-laws 96-0055 and 97-0594.
(H) On 195 MERTON ST, and 253 MERTON ST City of Toronto by-law 358-00.

(2496) Exception CR 2496
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 263 of former City of Toronto By-law 438-86.
(C) Section 12(2) 267 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2497) Exception CR 2497
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   i. the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   ii. the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   iii. if the rear main wall of a building does not contain windows or openings:
      a. the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      b. no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 123 EGLINTON AVE E, City of Toronto by-law 881-98.
(E) On 130 EGLINTON AVE E, former City of Toronto by-law 882-78.

(2498) Exception CR 2498
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   i. the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   ii. the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   iii. if the rear main wall of a building does not contain windows or openings:
      a. the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      b. no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) On 1835 YONGE ST, former City of Toronto by-law 394-87.

(2499) Exception CR 2499
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;  
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and  
(iii) if the rear main wall of a building does not contain windows or openings:  
(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and  
(b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:  
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.  
(B) Section 12(2) 263 of former City of Toronto By-law 438-86.  
(C) Section 12(2) 267 of former City of Toronto By-law 438-86.  
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.  
(E) On 65 ST CLAIR AVE E, former City of Toronto by-laws 21670, 21699, 89-68 and 513-82.

(2500) Exception CR 2500  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:  
Site Specific Provisions:  
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use; and  
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:  
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;  
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and  
(iii) if the rear main wall of a building does not contain windows or openings:  
(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and  
(b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:  
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.  
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.  
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.  
(D) On 40 EGLINTON AVE E, former City of Toronto by-law 638-83.

(2501) Exception CR 2501  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:  
Site Specific Provisions:  
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use; and  
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:  
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;  
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and  
(iii) if the rear main wall of a building does not contain windows or openings:  
(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and  
(b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:  
(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 263 of former City of Toronto By-law 438-86.
(C) Section 12(2) 267 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On the lands municipally known as 21 St. Clair Avenue East in 1988, Sections 12(2) 41 and 12(2) 42 of former City of Toronto By-law 438-86.
(F) On 21 ST CLAIR AVE E, former City of Toronto by-laws 21670, 21699, and 89-68.

(2502) Exception CR 2502
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category;

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 227 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 245 DAVISVILLE AVE, City of Toronto by-law 913-00.

(2503) Exception CR 2503
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulation 40.10.20.100 (2), a Nightclub is not a permitted use;
(B) The minimum building setback from a lot line abutting Yonge Street is 3.0 metres; and
(C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 263 of former City of Toronto By-law 438-86.
(C) Section 12(2) 267 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) Section 12(2) 324 of former City of Toronto By-law 438-86.
(F) On 2 ST CLAIR AVE E, former City of Toronto by-law 130-74.

(2504) Exception CR 2504
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 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) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

  (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
  (iii) if the rear main wall of a building does not contain windows or openings:

  (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
  (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 263 of former City of Toronto By-law 438-86.
(C) Section 12(2) 267 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) Section 12(2) 324 of former City of Toronto By-law 438-86.
(F) On 1 ST CLAIR AVE E, former City of Toronto by-laws 363-76, 729-78 and 730-78.

(2505) Exception CR 2505

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

  (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
  (iii) if the rear main wall of a building does not contain windows or openings:

  (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
  (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 18 MERTON ST and 1819 YONGE ST, former City of Toronto by-law 394-87.

(2506) Exception CR 2506

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

  (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 1867 YONGE ST, former City of Toronto by-law 68-67.
(F) On 1881 YONGE ST, former City of Toronto by-law 704-86.

(2507) Exception CR 2507
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use; and
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

(C) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 20 HOLLY ST, former City of Toronto by-laws 491-67 and 9-68.
(F) On 50 HOLLY ST, former City of Toronto by-laws 22199 and 735-86.
(G) On the even numbered addresses of 78 - 84 HOLLY ST, former City of Toronto by-law 781-79.
(H) On 30 SOUDAN AVE, former City of Toronto by-law 38-81.

(2508) Exception CR 2508
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

1596
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2510) Exception CR 2510
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, no window of a building facing Pleasant Boulevard shall display goods or advertising. [TO: 438-86; 12 (2) 30]

(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 263 of former City of Toronto By-law 438-86.
(C) Section 12(2) 267 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On 77 ST CLAIR AVE E, former City of Toronto by-law 22080.

(2511) Exception CR 2511
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, no window of a building facing Pleasant Boulevard shall display goods or advertising. [TO: 438-86; 12 (2) 30]

(B) Despite 40.10.20.100 (2), a Nightclub is not a permitted use; and

(C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.
(B) Section 12(2) 263 of former City of Toronto By-law 438-86.
(C) Section 12(2) 267 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On the lands municipally known as 11 St. Clair Avenue East in 1988, Sections 12(2) 41 and 12(2) 42 of former City of Toronto By-law 438-86.
(2512) Exception CR 2512
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 318 of former City of Toronto By-law 438-86.
(C) On or between the even numbered addresses of 452 - 456 COLLEGE ST, former City of Toronto by-law 477-87.
(D) On 507 COLLEGE ST, City of Toronto by-law 821-02.
(E) On 301 MARKHAM ST, City of Toronto by-law 284-99.

(2513) Exception CR 2513
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]
(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), dwelling units are permitted in building types with less than 5 dwelling units; and
(C) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 208 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(E) On 172 ST GEORGE ST, former City of Toronto by-laws 787-83, 540-87 and 205-88.

(2514) Exception CR 2514
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]
(B) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 175 BLOOR ST E, 227 BLOOR ST E, former City of Toronto by-laws 992-88, 94-0425 and 97-0610.

(2515) Exception CR 2515
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) Despite 40.10.20.100 (2), a Nightclub is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) On 175 BLOOR ST E, 227 BLOOR ST E, former City of Toronto by-laws 992-88, 97-0610, and 94-0425.

(2516) Exception CR 2516
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Former City of Toronto by-law 537-2005.
(C) On 120 CARLTON ST and 130 CARLTON ST, former City of Toronto by-law 21433.

(2517) Exception CR 2517
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 216 of former City of Toronto By-law 438-86.
(C) On the even numbered addresses of 186 - 188 JARVIS ST, former City of Toronto by-law 192-93.

(2518) Exception CR 2518
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).
(B) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 263 of former City of Toronto By-law 438-86.
(D) Section 12(2) 267 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2519) Exception CR 2519
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 263 of former City of Toronto By-law 438-86.
(D) Section 12(2) 267 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) On 1430 YONGE ST, City of Toronto by-law 460-04.

(2520) Exception CR 2520
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 265 of former City of Toronto By-law 438-86.
(D) Section 12(2) 267 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) On 1 BALMORAL AVE and 1360 YONGE ST, former City of Toronto by-law 96-0317.

(2521) Exception CR 2521
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands municipally known as 2400 Yonge Street in 1981, a vehicle dealership with a
vehicle service shop are permitted uses if they do not involve the sale or maintenance of motorcycles. [TO: By-law 438-86; 12 (1) 163(i)]

(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.
(D) Section 12(2) 269 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2522) Exception CR 2522
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 2401 Yonge Street in 1981, a vehicle dealership with a vehicle service shop are permitted uses if they do not involve the sale or maintenance of motorcycles. [TO: By-law 438-86; 12 (1) 163(i)]

(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.
(D) Section 12(2) 269 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) On 2401 YONGE ST, former City of Toronto by-laws 139-82 and 21-84.

(2523) Exception CR 2523
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 40.10.20.100 (1), on a lot, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12(1) 428]

(B) An open air market is permitted, if:

(i) it is not located in a permanent structure; and
(ii) the use is not operated for more than six months of every year. [TO: 438-86; 12(1) 134(vii)]

(C) On a lot, a machine laundry or banquet hall is a permitted use. [TO: 438-86; 12(1) 134(vii)]

(D) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 265 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2524) Exception CR 2524
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, a vehicle washing establishment is a permitted use.
(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 265 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2525) Exception CR 2525
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 265 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2526) Exception CR 2526
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 263 of former City of Toronto By-law 438-86.
(D) Section 12(2) 267 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2527) Exception CR 2527
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category.
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 515-76.
(E) Former City of Toronto by-law 576-76.
(F) Former City of Toronto by-law 677-76.
(G) Former City of Toronto by-law 24-77.
(H) Former City of Toronto by-law 614-77.
(I) Former City of Toronto by-law 391-78.
(J) Former City of Toronto by-law 478-78.
(K) Former City of Toronto by-law 664-78.
(L) Former City of Toronto by-law 812-78.
(M) Former City of Toronto by-law 889-78.
(N) Former City of Toronto by-law 373-79.
(O) Former City of Toronto by-law 615-79.
(P) Former City of Toronto by-law 884-79.
(Q) Former City of Toronto by-law 61-80.
(R) Former City of Toronto by-law 879-80.
(S) Former City of Toronto by-law 116-82.
(T) Former City of Toronto by-law 145-83.
(U) Former City of Toronto by-law 92-85.
(V) Former City of Toronto by-law 514-86.
(W) On 140 THE ESPLANADE, City of Toronto by-law 273-98.

(2528) Exception CR 2528

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 55 Avenue Road in 1996, the combined interior floor area for all eating establishments and take-out eating establishments may exceed 400 square metres, provided that any single eating establishment or take-out eating establishment does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) On the portion of 55 Avenue Road in 1982 that is east of a line parallel to and distant 25.6 metres west of the west limit of Hazelton Avenue, a clinic, eating establishment, take-out eating establishment, personal service shop, pet services, laboratory, production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service, retail store, vehicle dealership or message establishment is not a permitted use. [TO: 438-86; 12 (2) 23]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.
(D) Section 12(5)(d) of former City of Toronto By-law 438-86.
(E) On 55 AVENUE RD, former City of Toronto by-laws 192-69 and 48-74.

(2529) Exception CR 2529

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the
width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply;
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 515-76.
(E) Former City of Toronto by-law 576-76.
(F) Former City of Toronto by-law 677-76.
(G) Former City of Toronto by-law 24-77.
(H) Former City of Toronto by-law 614-77.
(I) Former City of Toronto by-law 391-78.
(J) Former City of Toronto by-law 478-78.
(K) Former City of Toronto by-law 664-78.
(L) Former City of Toronto by-law 812-78.
(M) Former City of Toronto by-law 889-78.
(N) Former City of Toronto by-law 373-79.
(O) Former City of Toronto by-law 615-79.
(P) Former City of Toronto by-law 884-79.
(Q) Former City of Toronto by-law 61-80.
(R) Former City of Toronto by-law 879-80.
(S) Former City of Toronto by-law 116-82.
(T) Former City of Toronto by-law 145-83.
(U) Former City of Toronto by-law 92-85.
(V) Former City of Toronto by-law 514-86.
(W) On 109 FRONT ST E, City of Toronto by-law 273-87.

(2530) Exception CR 2530
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 515-76.
(E) Former City of Toronto by-law 576-76.
(F) Former City of Toronto by-law 677-76.
(G) Former City of Toronto by-law 24-77.
(H) Former City of Toronto by-law 614-77.
(I) Former City of Toronto by-law 391-78.
(J) Former City of Toronto by-law 478-78.
(K) Former City of Toronto by-law 664-78.
(L) Former City of Toronto by-law 812-78.
(M) Former City of Toronto by-law 889-78.
(N) Former City of Toronto by-law 373-79.
(O) Former City of Toronto by-law 615-79.
(P) Former City of Toronto by-law 884-79.
(Q) Former City of Toronto by-law 61-80.
(R) Former City of Toronto by-law 879-80.
(S) Former City of Toronto by-law 116-82.
(T) Former City of Toronto by-law 145-83.
(U) Former City of Toronto by-law 92-85.
(V) Former City of Toronto by-law 514-86.

(2531) Exception CR 2531

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]

(B) Despite 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. [TO: 438-86; 12(1) 428]

(C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
(b) no building setback is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Former City of Toronto by-law 24-77.
(E) Former City of Toronto by-law 391-78.
(F) Former City of Toronto by-law 373-79.
(G) Former City of Toronto by-law 116-82.
(H) Former City of Toronto by-law 145-83.

(2532) Exception CR 2532
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(1) 431 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 258 of former City of Toronto By-law 438-86.
(E) Section 12(2) 259 of former City of Toronto By-law 438-86.
(F) Section 12(2) 260 of former City of Toronto By-law 438-86.
(G) Section 12(2) 316 of former City of Toronto By-law 438-86.
(H) On 189 YONGE ST, former City of Toronto by-law 643-87.
(I) Former City of Toronto by-law 97-0194.

(2533) Exception CR 2533

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(1) 431 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 258 of former City of Toronto By-law 438-86.
(E) Section 12(2) 259 of former City of Toronto By-law 438-86.
(F) Section 12(2) 260 of former City of Toronto By-law 438-86.
(G) Section 12(2) 316 of former City of Toronto By-law 438-86.
(H) Former City of Toronto by-law 97-0194.
(I) On 209 YONGE ST, former City of Toronto by-law 95-0602.

(2534) Exception CR 2534

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.
(D) On 89 CHESTNUT ST, former City of Toronto by-laws 192-68, 142-69, and 147-72.
(E) On 112 ELIZABETH ST, former City of Toronto by-law 710-82.

(2535) Exception CR 2535

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:

(a) the building must be set back at least 3.0 metres from any rear lot line that abuts a
lot in a Residential Zone category; and
(b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) On the lands municipally known as 30 to 44 Avenue Road, Section 12 (2) 237 of former City of Toronto By-law 438-86.
(F) On 38 AVENUE RD, former City of Toronto by-laws 787-80 and 515-90.

(2536) Exception CR 2536
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum setback from a lot line abutting Yonge Street is 3.0 metres.
(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 265 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(E) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2537) Exception CR 2537
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum setback from a lot line abutting Yonge Street is 3.0 metres.
(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 144 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 262 of former City of Toronto By-law 438-86.
(D) Section 12(2) 265 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) Section 12(2) 324 of former City of Toronto By-law 438-86.
(G) On the lands municipally known as 641 College Street in 1994, Section 12(1) 372 of former City of Toronto By-law 438-86.
(H) On the odd numbered addresses of 1133 -1177 YONGE ST, former City of Toronto by-law 286-83.

(2538) Exception CR 2538
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum setback from a lot line abutting Yonge Street is 3.0 metres.
(B) these premises must comply with Exception 900 11.10(2).
(C) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the
width of the right-of-way of the street it abuts then:

(i) the \textbf{angular plane} requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the \textbf{rear yard setback} requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear \textbf{main wall} of a \textbf{building} does not contain windows or openings:

(a) the \textbf{building} must be set back at least 3.0 metres from any \textbf{rear lot line} that abuts a \textbf{lot} in a Residential Zone category; and
(b) no \textbf{building setback} is required from any other zone category; and

\textbf{Prevailing By-laws and Prevailing Sections:}

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 263 of former City of Toronto By-law 438-86.
(D) Section 12(2) 267 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) Section 12(2) 324 of former City of Toronto By-law 438-86.
(G) On 1365 YONGE ST, former City of Toronto by-law 346-77.

\textbf{Exception CR 2539}

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

\textbf{Site Specific Provisions:}

(A) The minimum setback from a \textbf{lot line} abutting Yonge Street is 3.0 metres.
(B) In a Commercial Residential zone, where the maximum \textbf{lawfully} permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the \textbf{angular plane} requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the \textbf{rear yard setback} requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear \textbf{main wall} of a \textbf{building} does not contain windows or openings:

(a) the \textbf{building} must be set back at least 3.0 metres from any \textbf{rear lot line} that abuts a \textbf{lot} in a Residential Zone category; and
(b) no \textbf{building setback} is required from any other zone category; and

\textbf{Prevailing By-laws and Prevailing Sections:}

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 263 of former City of Toronto By-law 438-86.
(D) Section 12(2) 267 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(F) Section 12(2) 324 of former City of Toronto By-law 438-86.
(G) On the lands municipally known as 1501 Yonge Street in 1976, Section 12 (2) 266(a) of former City of Toronto By-law 438-86.
(H) On 1501 YONGE ST, City of Toronto by-law 810-08.

\textbf{Exception CR 2540}

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

\textbf{Site Specific Provisions:}

(A) Despite 40.10.20.100 (2), a \textbf{Nightclub} is not a permitted use; and
(B) The minimum setback from a \textbf{lot line} abutting Yonge Street is 3.0 metres.
(C) In a Commercial Residential zone, where the maximum \textbf{lawfully} permitted height exceeds the width of the right-of-way of the street it abuts then:
(i) the **angular plane** requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; 
(ii) the **rear yard setback** requirements of 40.10.40.70(2)(B) do not apply; and 
(iii) if the rear **main wall** of a **building** does not contain windows or openings: 
(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and  
(b) no **building setback** is required from any other zone category; and

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 2 of former City of Toronto By-law 438-86. 
(B) Section 12(2) 260 of former City of Toronto By-law 438-86. 
(C) Section 12(2) 262 of former City of Toronto By-law 438-86. 
(D) Section 12(2) 263 of former City of Toronto By-law 438-86. 
(E) Section 12(2) 267 of former City of Toronto By-law 438-86. 
(F) Section 12(2) 270(a) of former City of Toronto By-law 438-86. 
(G) On 1 ST CLAIR AVE W, former City of Toronto by-laws 21852, 21853, and 21903.

(2541) **Exception CR 2541**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) On the lands municipally known as 1 St. Clair Avenue West in 1984, a non-_residential building_ that existed on the date of the passing of this By-law is permitted to have a maximum floor space index of 8.75. [TO: 438-86; 12(1) 47]

(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.

(D) In a Commercial Residential zone, where the maximum _lawfully_ permitted height exceeds the width of the right-of-way of the _street_ it abuts then:

(i) the **angular plane** requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; 
(ii) the **rear yard setback** requirements of 40.10.40.70(2)(B) do not apply; and 
(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and  
(b) no **building setback** is required from any other zone category; and

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 2 of former City of Toronto By-law 438-86. 
(B) Section 12(2) 260 of former City of Toronto By-law 438-86. 
(C) Section 12(2) 262 of former City of Toronto By-law 438-86. 
(D) Section 12(2) 263 of former City of Toronto By-law 438-86. 
(E) Section 12(2) 267 of former City of Toronto By-law 438-86. 
(F) Section 12(2) 270(a) of former City of Toronto By-law 438-86. 
(G) On 1 ST CLAIR AVE W, former City of Toronto by-laws 21852, 21853, and 21903.

(2542) **Exception CR 2542**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) In a Commercial Residential zone, where the maximum _lawfully_ permitted height exceeds the width of the right-of-way of the _street_ it abuts then:
(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:
    (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
    (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 263 of former City of Toronto By-law 438-86.
(D) Section 12(2) 267 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2543) Exception CR 2543
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86.
(C) Section 12(2) 227 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2544) Exception CR 2544
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) A building on the lands may have a maximum height of 76.2 metres, except:
    (i) for the aggregate length of the lot frontage along Carlton Street of 99.0 metres, the height of the building may not exceed 23.0 metres; and
    (ii) for the aggregate length of a line parallel and 25.3 metres north of the northerly limit of Granby Street, the height of the building may not exceed 12.0 metres. [TO: 438-86; 12(1) 107]
(B) On the lands, a parking facility is only permitted, if:
    (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
    (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 79 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2545) Exception CR 2545
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 131 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 208 of former City of Toronto By-law 438-86.
(D) Section 12(2) 259 of former City of Toronto By-law 438-86.
(E) Section 12(2) 260 of former City of Toronto By-law 438-86.
(F) On 576 CHURCH ST, former City of Toronto by-laws 21280 and 821-80.

(2546) Exception CR 2546
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 208 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.
(E) City of Toronto by-law 466-2005.
(F) On 35 BALMUTO ST, 764 YONGE ST, City of Toronto by-law 466-05.
(G) On 75 ST NICHOLAS ST, 692 YONGE ST, City of Toronto by-law 103-10.
(H) On the lands municipally known as 501-523 Yonge Street in 1981, Section 12 (2) 160 of former City of Toronto By-law 438-86.
(I) On 501 YONGE ST, being former City of Toronto by-law 511-82.
(J) On 555 YONGE ST, former City of Toronto by-law 284-68.
(K) On 619 YONGE ST, former City of Toronto by-law 436-75.
(L) On 730 YONGE ST, former City of Toronto by-laws 22910 and 223-67.

(2547) Exception CR 2547
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 208 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2549) Exception CR 2549
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and

(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 131 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

1611
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.
(E) On 557 CHURCH ST, ormer City of Toronto by-law 209-82.

(2550) Exception CR 2550
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands, a parking facility is only permitted, if:
   (i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
   (ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 625 CHURCH ST, Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) On 80 CHARLES ST E, 625 CHURCH ST, 99 HAYDEN ST, former City of Toronto by-law 94-0481.

(2552) Exception CR 2552
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(D) Section 12(2) 324 of former City of Toronto By-law 438-86.
(E) On 429 BLOOR ST E, former City of Toronto by-law 982-79.

(2553) Exception CR 2553
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 334 of former City of Toronto By-law 438-86.
(B) Section 12(1) 335 of former City of Toronto By-law 438-86.
(C) Section 12(1) 397 of former City of Toronto By-law 438-86.
(D) Section 12(1) 431 of former City of Toronto By-law 438-86.
(E) Section 12(2) 132 of former City of Toronto By-law 438-86.
(F) Section 12(2) 256 of former City of Toronto By-law 438-86.
(G) Section 12(2) 258 of former City of Toronto By-law 438-86.
(H) Section 12(2) 259 of former City of Toronto By-law 438-86.
(I) Section 12(2) 260 of former City of Toronto By-law 438-86.
(J) Section 12(2) 316 of former City of Toronto By-law 438-86.
(K) Former City of Toronto by-law 97-0194.

(2555) Exception CR 2555
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 333 of former City of Toronto By-law 438-86.
(B) Section 12(1) 334 of former City of Toronto By-law 438-86.
(C) Section 12(1) 335 of former City of Toronto By-law 438-86.
(D) Section 12(1) 397 of former City of Toronto By-law 438-86.
(E) Section 12(2) 132 of former City of Toronto By-law 438-86.
(F) Section 12(2) 259 of former City of Toronto By-law 438-86.
(G) Section 12(2) 260 of former City of Toronto By-law 438-86.
(H) On 30 CHURCH ST, former City of Toronto by-law 151-89.
(I) On 70 COLBORNE ST, former City of Toronto by-law 94-0653.
(J) On 101 KING ST E, former City of Toronto by-law 94-0653.
(K) On 60 WELLINGTON ST E, former City of Toronto by-law 151-89.

(2556) Exception CR 2556
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(C) Section 12(2) 260 of former City of Toronto By-law 438-86.
(D) On the odd numbered addresses of 159 to 177 CHURCH ST, City of Toronto by-law 452-03.

(2557) Exception CR 2557
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 333 of former City of Toronto By-law 438-86.
(B) Section 12(1) 334 of former City of Toronto By-law 438-86.
(C) Section 12(1) 335 of former City of Toronto By-law 438-86.
(D) Section 12(2) 132 of former City of Toronto By-law 438-86.
(E) Section 12(2) 260 of former City of Toronto By-law 438-86.
(F) On the odd numbered addresses of 103 - 109 KING ST E, 145 KING ST E, City of Toronto by-law 70-90.

(2558) Exception CR 2558
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 397 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Section 12(2) 260 of former City of Toronto By-law 438-86.
(E) On 92 KING ST E, former City of Toronto by-law 653-87.

(2559) Exception CR 2559
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the
width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
(iii) if the rear main wall of a building does not contain windows or openings:
   (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
   (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 262 of former City of Toronto By-law 438-86.
(C) Section 12(2) 263 of former City of Toronto By-law 438-86.
(D) Section 12(2) 267 of former City of Toronto By-law 438-86.
(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2564) Exception CR 2564
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
(C) On 164 AVENUE RD, City of Toronto by-law 569-08 (OMB).

(2565) Exception CR 2565
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the parking space requirements in Chapter 200, parking spaces must be provided for each dwelling unit at a minimum rate of 1.5 parking spaces of which 0.25 parking spaces for each dwelling unit must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2570) Exception CR 2570
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted: financial institution, eating establishment, personal service shop, retail store, day nursery, recreation use, office and hotel;
(B) the total combined gross floor area for all financial institution, eating establishment, personal service shop, retail store, day nursery and recreation uses must not exceed the total gross floor area for all office and hotel uses;
(C) the maximum gross floor area for eating establishment uses must not exceed 325.0 square metres;
(D) the maximum permitted gross floor area cannot exceed 0.8 times the area of the lot;
(E) the maximum height of a building, including equipment used for the functional operation of the building, is 7.6 metres; and
(F) the maximum number of storeys is two.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2571) Exception CR 2571
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted floor space index is 0.28;

(B) the minimum building setback from a lot line a butting a street is

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a lot line abutting Sheppard Avenue East;

(ii) the greater of 21.0 metres from the centre line of Morningside Avenue or 3.0 metres from a lot line abutting Morningside Avenue; and

(iii) the greater of 16.5 metres from the centre line of Milner Avenue or 3.0 metres from a lot line abutting Milner Avenue; and

(C) the minimum building setback from a rear lot line or side lot line is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2572) Exception CR 2572

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and

(iii) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or

(iv) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2573) Exception CR 2573

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and

(iii) if the rear lot line abuts a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the rear lot line; or

(iv) if the rear lot line abuts a lane and the lots on the opposite side of the lane are in a RD Zone or a RM Zone with a "u" value of less than 6 dwelling units, then the height of any portion of the building cannot be greater than 70% of the horizontal distance that portion of the building is from the closer of the rear lot line or side lot line, of the lots in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(138) of the former City of York Zoning By-law 1-83.

(2591) Exception CR 2591

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) despite land use permissions for this zone, **vehicle fuel stations**, and **vehicle service shops** are not permitted uses;

(B) despite land use permissions for this zone, a **dwelling unit** is a permitted use;

(C) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:
   (i) 40% of the **lot area**; or
   (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(D) the minimum **building setback** from a **lot line** that abuts a **street** is:
   (i) the greater of 21.0 metres from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and
   (ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Road; and

(E) the minimum **building setback** from a **rear lot line** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)
(A) Section 12(1) 66 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 239 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2606) Exception CR 2606
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 70 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2607) Exception CR 2607
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 70 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2608) Exception CR 2608
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 70 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2609) Exception CR 2609
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 70 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2610) Exception CR 2610
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) these premises must comply with Exception 900 11.10(2).
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 348 of former City of Toronto By-law 438-86.
(B) Section 12(2) 70 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
(2611) Exception CR 2611
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).
(B) In a Commercial Residential zone, where the maximum lawful height exceeds the width of the street it abuts then:
   (i) the angular plane requirements of 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
   (ii) the rear yard setback requirements of 40.10.40.70(2)(B) do not apply; and
   (iii) if the rear main wall of a building does not contain windows or openings:
      (a) the building must be set back at least 3.0 metres from any rear lot line that abuts a lot in a Residential Zone category; and
      (b) no building setback is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 199 of former City of Toronto By-law 438-86.
(B) Section 12(2) 206 of former City of Toronto By-law 438-86.
(C) Section 12(2) 215 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2612) Exception CR 2612
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2613) Exception CR 2613
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite 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) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2614) Exception CR 2614
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2615) Exception CR 2615
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2616) Exception CR 2616
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Public parking in a building or structure is not permitted [TO: 438-86; 12(2) 132]; and
(B) these premises must comply with Exception 900 11.10(2).
(C) On the lands, any part of a building above the first storey must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 256 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2617) Exception CR 2617
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 228 of former City of Toronto By-law 438-86.
(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2618) Exception CR 2618
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a parking facility is only permitted, if:

(i) it is located on the same lot as a residential building, non-residential building, or a mixed use building; and
(ii) it contains no more than 125 per cent of the number of parking spaces required to be provided for the building on the lot. [TO: 438-86; 12 (2) 80]

(B) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2619) Exception CR 2619
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) these premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 251 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 132 of former City of Toronto By-law 438-86.
   (C) Section 12(2) 228 of former City of Toronto By-law 438-86.
   (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
   (E) On 360 BLOOR ST W, former City of Toronto by-law 191-68.

(2620) Exception CR 2620
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

900.12 CRE - Zone

900.12.1 General

(1) CRE Zone Exceptions
The regulations located in Article 900.12.10 apply only to the exceptions subject to the CRE zone and identified with the corresponding exception number.

900.12.10 Exceptions for CRE Zone

(1) Exception CRE 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(2) Exception CRE 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) On the lands, a seniors community house or an emergency shelter is not a permitted use. [TO: 438-86; 12 (2) 98].
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(2) 260 of former City of Toronto By-law 438-86.
   (B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(8) Exception CRE 8
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(23) Exception CRE 23
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On the lands, no building or structure shall exceed a height of 12.0 metres within a distance of 12.0 metres from a lot line that abuts Berkeley Street. [TO: 438-86; 12 (2) 94];
(B) On the lands, personal service shop, financial institution, post office, service shop, clinic, day nursery, sports place of assembly are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97];

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(31) Exception CRE 31
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.
(B) On 210 THE ESPLANADE, former City of Toronto by-law 181-87.

(32) Exception CRE 32
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.
(B) On or between the even numbered addresses of 12-18 Mercer Street and 60 John Street, City of Toronto by-law 1238-2009.

(34) Exception CRE 34
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On a lot, the maximum floor space index for non-residential uses is 0.5; and
(B) the pedestrian access to the non-residential uses on 251 Front Street East is from Berkeley Street only. [TO: 438-86; 12(1) 119]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(35) Exception CRE 35
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On the lands municipally known as 204 Richmond Street West in 1982, an office or a post office are permitted uses, if:
   (i) the uses are located in only one building as it existed on August 1, 1982; and
   (ii) the lot consists of only 204 Richmond Street West as it existed on August 1, 1982. [TO: 438-86; 12(1) 165]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(39) **Exception CRE 39**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) *Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery* are permitted uses, if:

(i) the principal entrance to the use is located within 5.0 metres of the lot’s *front lot line* or the required front *building setback*;
(ii) the principal entrance to the use is located on a *building* wall that is within an 85 degree angle of the *front lot line*;
(iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
(iv) a maximum of 15.0 metres of the building’s *front wall* may be used for *club, place of assembly, community centre, or financial institution*. [TO: 438-86; 12 (1) 87]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(41) **Exception CRE 41**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 200 King Street East in 1993, an *education use* is a permitted use, if the *gross floor area* of the *building* does not exceed a floor space index of 5.0. [TO: 438-86; 12 (1) 358]

(B) On 101 ONTARIO ST, a *municipal shelter* is a permitted use. [TOR: 138-2003]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 of former City of Toronto By-law 438-86.
(C) On the lands municipally known as 199 Adelaide Street East in 1996, Section 12(1) 427 of former City of Toronto By-law 438-86.
(D) On 252 ADELAIDE ST E, former City of Toronto by-law 131-80.
(E) On the lands municipally known as 406 Adelaide Street East, City of Toronto by-law 1412-2007.
(F) On the lands municipally known as 411 Richmond Street East in 1983, Section 12(1) 174 of former City of Toronto By-law 438-86.
(G) On 381-411 Richmond Street East and 424-460 Adelaide Street East, City of Toronto by-law 927-2002, as ordered by the Ontario Municipal Board's Decision and Order dated May 2, 2003, with the case number PL021158.

(57) **Exception CRE 57**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, no *building* or *structure* shall exceed a height of 12.0 metres within a distance of 12.0 metres from a *lot line* that abuts Berkeley Street. [TO: 438-86; 12 (2) 94]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(58) **Exception CRE 58**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) On a lot, no building or structure shall exceed a height of 12.0 metres within a distance of 12.0 metres from a lot line that abuts Berkeley Street; and

(B) On the lands, personal service shop, financial institution, post office, service shop, clinic, day nursery, sports place of assembly are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(60) Exception CRE 60
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, personal service shop, financial institution, post office, service shop, clinic, day nursery, sports place of assembly are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(64) Exception CRE 64
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(C) City of Toronto by-law 490-2010.

(67) Exception CRE 67
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 172 King Street East, Section 12(2) 314 of former City of Toronto By-law 438-86.

(D) On 172 KING ST E, former City of Toronto by-law 97-0233.

(68) Exception CRE 68
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 200 THE ESPLANADE, former City of Toronto by-law 410-93.

(69) Exception CRE 69
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery are permitted uses, if:

(i) the principal entrance to the use is located within 5.0 metres of the lot’s front lot line or the required front building setback;

(ii) the principal entrance to the use is located on a building wall that is within an 85 degree angle of the front lot line;

(iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(iv) a maximum of 15.0 metres of the building’s front wall may be used for club, place of assembly, community centre, or financial institution. [TO: 438-86; 12 (1) 87]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(C) On 393 KING ST E, former City of Toronto by-law 42-88.

Exception CRE 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 26 BERKELEY ST and 222 THE ESPLANADE, former City of Toronto by-law 181-87.

(C) On the odd numbered addresses of 31 - 33 PRINCESS ST, former City of Toronto by-law 77-93.

Exception CRE 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 400 FRONT ST W, public parking is a permitted use. [TO: 438-86; 12(2) 204(b)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(C) On 20 BLUE JAYS WAY, City of Toronto by-law 1-05.

(D) On 400 FRONT ST W, former City of Toronto by-law 650-91.

Exception CRE 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 208 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270 of former City of Toronto By-law 438-86.
(D) On 160 FREDERICK ST, former City of Toronto by-laws 477-81 and 697-84.
(E) On the odd numbered addresses of 159 - 161 FREDERICK ST, former City of Toronto by-law 629-88.
(F) On 120 FRONT ST E and 25 GEORGE ST, former City of Toronto by-law 697-84.

(74) Exception CRE 74
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 181 RICHMOND ST W, public parking is a permitted use.
[TO: 438-86; 12(2) 204(b)]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.
(B) On the lands known municipally as 200 Adelaide Street West in 1979, Section 12(1) 291 of former City of Toronto By-law 438-86.
(C) On 200 ADELAIDE ST W, former City of Toronto by-laws 371-76 and 230-80.
(D) On 266 ADELAIDE ST W, the even numbered addresses of 268 - 270 ADELAIDE ST W, 109 JOHN ST, the odd numbered addresses of 111 - 117 JOHN ST, 119 JOHN ST, the odd numbered addresses of 121 - 129 JOHN ST, former City of Toronto by-law 651-82.
(E) On and between the even numbered addresses of 100-104 JOHN ST and 295 ADELAIDE ST W, City of Toronto by-law 517-2010.
(F) On 214 KING ST W, former City of Toronto by-law 88-86.
(G) On 370 KING ST W, former City of Toronto by-laws 439-87 and 592-91.
(H) On 388 KING ST W, former City of Toronto by-law 553-86.
(I) On 430 KING ST W, former City of Toronto by-law 554-86 and City of Toronto by-law 1349-07.
(J) On the even numbered addresses of 230 - 240 RICHMOND ST W, former City of Toronto by-law 314-86.
(K) On or between the even numbered addresses of 306 - 308 RICHMOND ST W, the even numbered addresses of 318 - 322 RICHMOND ST W, City of Toronto by-law 283-09.
(L) On 259 RICHMOND ST W, former City of Toronto by-law 97-0016.
(M) On 126 SIMCOE ST, City of Toronto by-law 1080-07.
(N) On 21 Widmer Street, City of Toronto by-law 95-2006.
(O) On the odd numbered addresses of 21 - 31 WIDMER ST, City of Toronto by-law 95-06.

(75) Exception CRE 75
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(76) Exception CRE 76
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.
(B) On 540 ADELAIDE ST W, 555 RICHMOND ST W, former City of Toronto by-law 195-85.
(C) On 156 PORTLAND ST, former City of Toronto by-law 549-87.
(D) On 163 PORTLAND ST, former City of Toronto by-law 520-89.
(E) On 530 RICHMOND ST W, former City of Toronto by-law 410-84.
(F) On 532 RICHMOND ST W, former City of Toronto by-law 409-84.
(G) On 546 RICHMOND ST W, 548 RICHMOND ST W, the even numbered addresses of 550R - 556 RICHMOND ST W, former City of Toronto by-law 94-0218.
(H) On 590 RICHMOND ST W, former City of Toronto by-laws 635-80 and 862-80.

(77) Exception CRE 77
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.
(B) On 425 ADELAIDE ST W, former City of Toronto by-law 614-89.
(C) On 511 ADELAIDE ST W, former City of Toronto by-law 288-83.

(78) Exception CRE 78
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 11 WINDSOR ST and 306 FRONT ST W, public parking is a permitted use. [TO: 438-86; 12(2) 204(b)]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.
(B) On 320 FRONT ST W, former City of Toronto by-law 587-86.

(79) Exception CRE 79
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.
(B) On 230 WELLINGTON ST W, City of Toronto by-law 903-99.

(80) Exception CRE 80
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 of former City of Toronto By-law 438-86.
(C) On 373 and 375 KING ST W, City of Toronto by-law 317-08.
(D) On 393 KING ST W, former City of Toronto by-laws 121-86 and 315-89.
(E) On 401 KING ST W, former City of Toronto by-law 454-86.

(81) Exception CRE 81
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 of former City of Toronto By-law 438-86.
(C) On 620 RICHMOND ST W, former City of Toronto by-law 706-83.

(82) Exception CRE 82
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 208 of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 270 of former City of Toronto By-law 438-86.
(D) Section 12(5)(h) of former City of Toronto By-law 438-86.
(E) On the odd numbered addresses of 183 - 197 FRONT ST E, former City of Toronto by-law 410-93.
(F) On 227 FRONT ST E, former City of Toronto by-law 148-87.
(G) On the odd numbered addresses of 61 - 63 JARVIS ST, former City of Toronto by-law 97-0233.
(H) On the lands municipally known as 150 King Street East, Section 12(2) 314 of former City of Toronto By-law 438-86.
(I) On 150 KING ST E, former City of Toronto by-law 97-0233.
(J) On the even numbered addresses of 166 - 168 KING ST E, former City of Toronto by-law 97-0233.
(K) On the lands municipally known as 187 King Street East in 1978, Section 12(2) 83 of former City of Toronto By-law 438-86.
(L) On 201 KING ST E, former City of Toronto by-laws 477-81 and 697-84.
(M) On 333 KING ST E, former City of Toronto by-law 586-76.
(N) On 359 KING ST E, former City of Toronto by-law 783-87.

(83) Exception CRE 83
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On the lands municipally known as 177 Front Street East and 21 Lower Sherbourne Street in 1997, public parking is a permitted use if there are not more than 58 parking spaces. [TO: 438-86; 12(1) 4]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 of former City of Toronto By-law 438-86.
(C) On 177 FRONT ST E and 21 LOWER SHERBOURNE ST, former City of Toronto by-law 410-93.

(84) Exception CRE 84
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 260 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 of former City of Toronto By-law 438-86;
(C) On or between the even numbered addresses of 108-116 George Street and 234 Adelaide street, City of Toronto by-law 215-2006.

(89) Exception CRE 89
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 270 of former City of Toronto By-law 438-86.
900.20 E - Zone

900.20.1 General

(1) E Zone Exceptions
The regulations located in Article 900.20.10 apply only to the exceptions subject to the E zone and identified with the corresponding exception number.

900.20.10 Exceptions for E Zone

(1) Exception E 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The outdoor storage or parking of motor vehicles for a Vehicle Repair Shop is not permitted in the front yard; and
(B) A minimum 3 metre landscaping strip, except for a driveway, must be provided abutting the front lot line along the entire frontage.
Prevailing By-laws and Prevailing Sections: (None Apply)

(2) Exception E 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The building must be set back 1.52 metres from one side lot line and 4.57 metres from the other side lot line with a minimum separation of 6.09 metres from any other primary building.
Prevailing By-laws and Prevailing Sections: (None Apply)

(4) Exception E 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.31(52) of North York Zoning By-law 7625.

(5) Exception E 5
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The maximum Floor Space Index for office uses is 1.0.
Prevailing By-laws and Prevailing Sections: (None Apply)

(6) Exception E 6
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The only uses permitted within 70 metres of any lot on the north side of Greenbelt Drive zoned for residential uses are the uses permitted in an Employment Light Industrial zone (EL).
Prevailing By-laws and Prevailing Sections: (None Apply)
(8) Exception E 8
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The only uses permitted within 70 metres of a lot zoned for residential uses are the uses permitted in an Employment Light Industrial zone (EL).
Prevailing By-laws and Prevailing Sections:
(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(9) Exception E 9
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Section 60.20.20.100.(15) pertaining to Open Storage does not apply; and
(B) Section 60.30.20.100.(1) pertaining to Open Storage and Section 60.30.20.100.(2) pertaining to Outside Operations will apply.
Prevailing By-laws and Prevailing Sections:
(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(14) Exception E 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.31(66), former City of North York Zoning By-law 7625.
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(15) Exception E 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Outside storage of custom made pre-cast products manufactured on the same lot is permitted anywhere on the lot.
Prevailing By-laws and Prevailing Sections:
(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(16) Exception E 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum building setback from the westerly lot line is 0.0 metres.
(B) The minimum building setback from the easterly lot line is 4.5 metres.
Prevailing By-laws and Prevailing Sections:
(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(17) Exception E 17
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the only use permitted on the lot is a fire hall;
(B) the minimum building setback from a lot line that abuts a street, is 3.0 metres;
(C) the maximum **gross floor area** of all buildings, minus the **gross floor area** of all basements must not exceed 0.5 times the area of the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(19) **Exception E 19**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in Section 60.20.20, manufacturing of asphalt products is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(20) **Exception E 20**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in Section 60.20.20, a ready mix concrete plant is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(21) **Exception E 21**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in Section 60.20.20, manufacturing of asphalt products and the storage and distribution of bulk oils and petroleum products is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) **Exception E 22**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 8.3.4(h), former Town of Leaside Zoning By-law 1916 .

(23) **Exception E 23**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 8.3.4(d) and 8.3.4(h), former Town of Leaside Zoning By-law 1916 .

(24) **Exception E 24**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in Section 60.20.20, manufacturing of asphalt is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) **Exception E 28**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in Section 60.20.20, cement and concrete products manufacturing; is permitted.
(29) **Exception E 29**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **veterinary hospital** is permitted.

 Prevailing By-laws and Prevailing Sections: (None Apply)

(33) **Exception E 33**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

 Prevailing By-laws and Prevailing Sections: (None Apply)

(A) Former City of Etobicoke by-law 1983-43.

(36) **Exception E 36**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

 Prevailing By-laws and Prevailing Sections: (None Apply)


(37) **Exception E 37**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

 Prevailing By-laws and Prevailing Sections: (None Apply)


(41) **Exception E 41**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

 Prevailing By-laws and Prevailing Sections: (None Apply)

(A) Former City of Etobicoke by-law 1981-113.

(45) **Exception E 45**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **salvage yard** is permitted;

(B) A solid three metre high fence must surround the **salvage yard**; and

(C) The maximum height for **open storage** is 3.6 metres.

 Prevailing By-laws and Prevailing Sections: (None Apply)

(46) **Exception E 46**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **salvage yard** is permitted;

(B) Not more than one garage and office **building** is permitted on the **lot**; and

(C) No scrap pile may be more than 3.7 metres in height except one temporary scrap pile not more than 9.2 metres in height and covering not more than an area 30.5 metres by 30.5 metres abutting
the westerly limit of the **lot** and commencing 30.5 metres south of the north **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(47) **Exception E 47**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:


(48) **Exception E 48**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 737-2004(OMB) .

(49) **Exception E 49**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1994-69 .

(53) **Exception E 53**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, Paint and/or varnish manufacturing is a permitted use; and

(B) **Open storage** will be permitted to a maximum of 10% of the total **lot area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(54) **Exception E 54**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Former City of Etobicoke by-law 1996-211 .

(55) **Exception E 55**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 10. 20, Paint and/or varnish manufacturing is a permitted use; and

(B) **Open storage** will be permitted to a maximum of 10% of the total **lot area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(67) **Exception E 67**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a social **club** for the Metropolitan Police
Association is permitted;
(B) A maximum of 550 square metres of total gross floor area is permitted for the social club use; and
(C) Seating capacity for the social club use must not exceed 180 seats.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception E 68)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Site Specific Provisions: (None Apply)

(A) City of Toronto by-law 924-2000.

(Exception E 69)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Site Specific Provisions: (None Apply)

(A) Former City of Etobicoke by-law 4116.

(Exception E 75)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a vehicle dealership is permitted;
(B) The maximum total gross floor area for a vehicle dealership and ancillary uses must not exceed 1,595 square metres;
(C) No fewer that 56 parking spaces will be provided, of which a minimum of seven parking spaces will be designated and adequately signed for the exclusive use of visitors; and
(D) A minimum six metre wide strip abutting the front lot line must be used exclusively for landscaping and access to the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception E 76)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a vehicle dealership is permitted;
(B) The maximum permitted total gross floor area is 6,000 square metres with a maximum 3,900 square metres vehicle dealership and ancillary uses;
(C) No fewer that 143 parking spaces must be provided, of which:
   (i) a minimum of 26 parking spaces must be allocated and adequately signed for the exclusive use of the industrial component;
   (ii) a minimum of 12 parking spaces must be designated and adequately signed for the exclusive use of visitors; and
(D) A minimum six metre wide strip abutting the front lot line must be used exclusively for landscaping and access to the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(Exception E 79)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Site Specific Provisions:
(A) In addition to the uses permitted in Section 60.20.20, the ancillary leasing and rental of cars and trucks in conjunction with a vehicle fuel station is permitted provided:

(i) The total gross floor area of the rental office does not exceed 13 square metres;

(ii) The number of parking spaces allocated for the leasing and rental facility does not exceed 12 spaces; and

(ii) The gross weight of rental vehicles does not exceed 915 kilograms.

Prevailing By-laws and Prevailing Sections: (None Apply)

(82) Exception E 82
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line abutting the following streets:

(i) Highway 27 must be 26 metres;

(ii) Albion Road must be 30.0 metres;

(iii) Fourth Line must be 20.5 metres; and

(iv) Royalcrest Road must be 30.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(85) Exception E 85
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what uses are permitted in Section 60.20.20, vehicle depot and shipping terminal uses are not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(87) Exception E 87
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum height permitted for office use is 14 metres;

(B) The minimum building setback form a lot line abutting Steeles Avenue is 7.5 metres; and

(C) A minimum 4.5 metre strip of land running along the lot line abutting Steeles Avenue must be used for landscaping only.

Prevailing By-laws and Prevailing Sections: (None Apply)

(89) Exception E 89
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.20.20.100.(15) open storage is not permitted in any yard abutting Steeles Avenue or Highway 27.

Prevailing By-laws and Prevailing Sections: (None Apply)

(96) Exception E 96
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum lot size is 0.4 hectares; and

(B) The minimum building setback from a lot line abutting the following streets:

(i) Highway 27 must be 26 metres; and
(ii) Albion Road must be 30.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(97) Exception E 97
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum building setback from a lot line abutting Highway 27 is 26 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(98) Exception E 98
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

(99) Exception E 99
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) A recreational use can have a maximum of 24 amusement devices provided:
   (i) The amusement devices are not located in hallways, lobbies or other pedestrian areas;
   and
   (ii) A maximum of two amusement devices are permitted in an eating establishment that is ancillary to a recreational use.

Prevailing By-laws and Prevailing Sections: (None Apply)

(100) Exception E 100
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum building setback from the centre line of Finch Avenue must be 45.5 metres; and
(B) A minimum 5.5 parking spaces for each 93 square metres of medical centre and restaurant use must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

(103) Exception E 103
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The maximum height permitted is 13 metres, including mechanical penthouse.

Prevailing By-laws and Prevailing Sections: (None Apply)

(104) Exception E 104
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in 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 does not exceed 21.6 square metres;
   (ii) The number of parking spaces allocated for the leasing and rental facility does not exceed 12 spaces;
(iii) The gross weight of any rental vehicle does not exceed 5,000 kilograms; and
(vi) a 3.0 metre wide landscaped strip must be provided along the southerly and easterly lot lines 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(105) Exception E 105
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) Former City of Etobicoke by-law 3631.

(106) Exception E 106
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) The maximum height permitted for an office building is 10 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(109) Exception E 109
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) The maximum height permitted for an office building is 3 storeys.
Prevailing By-laws and Prevailing Sections: (None Apply)

(112) Exception E 112
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) Despite the parking requirements in 200.5.10.10, parking spaces must be provided at a rate of one parking space per each two persons designated in the maximum capacity of the building.
Prevailing By-laws and Prevailing Sections: (None Apply)

(119) Exception E 119
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) In addition to the uses permitted in Section 60.20.20, melting of ore and metals in a non-noxious manner is permitted.
Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception E 121
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
   (A) In addition to the uses permitted in Section 60.20.20, melting of ore and metals in a non-noxious manner is permitted; and
   (B) The minimum building setback from the rear lot line is 4.5 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(123) Exception E 123
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what is required in Section 60.20.90, loading facilities are permitted in the front yard provided that they are setback a minimum of 18 metres from the centreline of Finch Avenue East.

Prevailing By-laws and Prevailing Sections: (None Apply)

124 Exception E 124
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, truck terminal use, including related leasing and sales facilities is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

126 Exception E 126
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The lot line abutting Markham Road is the front lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

127 Exception E 127
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Parking is not permitted in the front yard of the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

129 Exception E 129
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A minimum 12 meter wide strip for landscaped strip and vehicle access is required along the full length of a lot line abutting a street.

Prevailing By-laws and Prevailing Sections: (None Apply)

132 Exception E 132
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from the lot line abutting the street to the north of the lot is 0.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

143 Exception E 143
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from the rear lot line is 3.0 metres; and

(B) open storage:

(i) is not permitted within 185.0 metres from a lot line abutting Tapscott Road; and

(ii) is only permitted in a side yard or rear yard that abutting the C.P.R. rail line.

Prevailing By-laws and Prevailing Sections: (None Apply)
(144) **Exception E 144**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in 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 must be used for **landscaping** and **vehicle** access only;

(F) A minimum 3 metre wide strip of land extending 240 metres from the **lot line** abutting Tapscott Road along the north and south **lot line** must 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** must be used for **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(145) **Exception E 145**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Fish, meat or poultry processing as an industrial use is not permitted within 100 metres of the northerly **lot line** abutting Steeles Avenue.

Prevailing By-laws and Prevailing Sections: (None Apply)

(151) **Exception E 151**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the permitted floor space index for the **lot**, an additional 4,831 square metres of **gross floor area** is permitted for storage of paper on the ground floor and automobile parking on the roof.

Prevailing By-laws and Prevailing Sections: (None Apply)

(155) **Exception E 155**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** is 22 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(156) **Exception E 156**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** is 32 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(157) **Exception E 157**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) The minimum **lot frontage** is 44 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(158) **Exception E 158**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** is 60 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(159) **Exception E 159**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The **basement** of all **buildings** must be a minimum of 1.8 metres above the invert of the west Branch of the Highland Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(160) **Exception E 160**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum height of a **building** must not exceed 10 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(161) **Exception E 161**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.20.20, the only permitted use on this **lot** is parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(162) **Exception E 162**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in 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 must be used for landscaping and vehicle access only; and 
(C) Vehicle access through those lands required for use as a landscaping strip must not exceed 9.5 metres in width.

Prevailing By-laws and Prevailing Sections: (None Apply)

(163) **Exception E 163**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, refining of petroleum waxes is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(164) **Exception E 164**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, the storage of paraffin wax is permitted;
(B) The minimum **building setback** from the **front lot line** is 12 metres;
(C) The minimum **building setback** from the westerly **side lot line** is 22 metres;
(D) the minimum **building setback** form the easterly **side lot line** is 35 metres; and
(E) The **building setback** from the **rear lot line** must be 35 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(165) **Exception E 165**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the centre line of the creek is 15 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(169) **Exception E 169**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) All land not covered by **buildings**, parking or **vehicle** access must be used for landscaping.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(170) **Exception E 170**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** for a **vehicle repair shop** from a **lot line** abutting a **street** is 18 metres; and
(B) The minimum **building setback** from the centre line of the creek is 15 metres.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(171) **Exception E 171**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** permitted is 30 metres; and
(B) The maximum height permitted is one **storey**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(173) **Exception E 173**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.20.90.10, loading facilities may be permitted in the yard abutting Finch Avenue provided they are set back a minimum of 18 metres from that **lot line**.

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(174) **Exception E 174**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Parking and display of **vehicles** in a yard abutting a **street** is not permitted.

**Prevailing By-laws and Prevailing Sections:** (None Apply)
(176) **Exception E 176**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) Parking is not permitted in a yard abutting a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(177) **Exception E 177**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) Loading facilities are not permitted in the yard abutting Finch Avenue;

(B) Despite Section 60.20.90.10, loading facilities may be permitted in the yard abutting Melham Court;

(C) A minimum 12 metre wide strip of land along the **lot line** abutting Melham Court must be used for **landscaping** and **vehicle** access; and

(D) A minimum 18 metre wide strip of land along the **lot line** abutting Finch Avenue must be used for **landscaping** and **vehicle** access.

Prevailing By-laws and Prevailing Sections: (None Apply)

(179) **Exception E 179**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) A minimum **building setback** of 30 metres is required from the centre line of East Highland Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(180) **Exception E 180**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) Despite what Section 60.20.30.20 permits, the minimum permitted **lot frontage** is 30 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(181) **Exception E 181**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) A minimum **building setback** of 30 metres from the centre line of East Highland Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(182) **Exception E 182**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**

(A) Despite Section 60.20.90.10, loading facilities may be permitted in the **front yard** providing they are set back a minimum of 18 metres from the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(183) **Exception E 183**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

**Site Specific Provisions:**
(A) Despite Section 60.20.20.100.(15), **open storage** is only permitted in the **rear yard** of the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(192) **Exception E 192**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what Section 60.20.30.20 permits, the minimum permitted **lot frontage** abutting Midland Avenue is 24 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(195) **Exception E 195**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is a permitted use;

(B) Despite Section 60.20.20, a **vehicle fuel station** is not permitted;

(C) Despite Section 60.20.20, a **vehicle service shop** and a **vehicle repair shop** are only permitted as ancillary uses to a **vehicle dealership**;

(D) Parking, storage or display of **vehicles** is not permitted within five metres of any **lot line** abutting a street; and

(E) Parking, storage or display of **vehicles** is not permitted within six metres of a **lot line** abutting Conlins Road or Sheppard Avenue East.

Prevailing By-laws and Prevailing Sections: (None Apply)

(199) **Exception E 199**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.20.90.10, loading facilities may be permitted in the yard abutting Ridgetop Road or Rolark Drive providing they are set back a minimum of 18 metres from that **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(204) **Exception E 204**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, blending and manufacturing of resins, including asphalt and the **open storage** of **vehicles** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(205) **Exception E 205**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, chemical manufacturing, processing and warehousing uses ancillary to chemical and pharmaceutical manufacturing, processing or warehousing is permitted provided that they comply with Section 150.200. of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(206) **Exception E 206**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite Section 60.20.20, only uses permitted in an Employment Light Industrial Zone are permitted within 70 metres of a **lot line** abutting a zone permitting residential uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(212) **Exception E 212**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.20.20, the only permitted uses are landscaping and parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(229) **Exception E 229**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum permitted **lot area** is 0.4 hectares;

(B) The maximum **lot coverage** must not exceed 65%;

(C) The maximum permitted height must not exceed 15.0 metres; and

(D) No **building** or **structure** may be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 89-2003.

(B) City of Toronto By-law 589-2008.

(231) **Exception E 231**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in 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; and

(E) No **building** or **structure** may be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 589-2008.

(233) **Exception E 233**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 77 Wade Avenue in 1980, a **salvage yard** that is in conjunction with a fabricated metal **manufacturing use** that existed on the **lot** in 1980 is a permitted use. [TO: 438-86; 12 (1) 134 (vi)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(235) **Exception E 235**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

1643
Site Specific Provisions:
(A) On a lot, no gross floor area maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law. [TO: 438-86; 12(1) 135]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(236) Exception E 236
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On a lot, no gross floor area maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law [TO: 438-86 12(1) 135]; and
(B) A vehicle repair shop is not a permitted use. [TO: 438-86; 12(2) 315]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(250) Exception E 250
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(254) Exception E 254
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On the lands municipally known as 10, 10R, 20 and 20R Sunlight Park Road, Section 12(1) 360 of former City of Toronto By-law 438-86.

(255) Exception E 255
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands, food manufacturing involving non-fruit base sundae toppings, popcorn and other corn products, french fried potatoes and french fried onion rings are a permitted use. [TO: 438-86; 12(1) 50]

Prevailing By-laws and Prevailing Sections: (None Apply)

(256) Exception E 256
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) A vehicle depot, warehouse and associated open storage are also permitted uses on the lot, if:
   (i) a wall is provided along any lot line that abuts a lot in Open Space Zone category, a Residential Zone category, an Residential Apartment Zone category, or a Commercial Residential Zone category; or
   (ii) alternatively to (i), soft landscaping is provided on the lot to a minimum width of 2.0 metres along any lot line that abuts a lot in Open Space Zone category, a Residential Zone category, an Residential Apartment Zone category, or a Commercial Residential Zone category. [TO: 438-86; 12 (1) 52]

Prevailing By-laws and Prevailing Sections: (None Apply)
(259) Exception E 259
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, **public parking** is a permitted use for a portion of the lot known as Runnymede Park, between the east face of the George Bell Arena **building** and the west limit of Gourlay Crescent, and being bounded by the southerly limit of Runnymede Park and on the north by a line parallel to and distant 45 metres south of the southerly limit of Ryding Avenue. [TO: 438-86; 12(1) 77]

 Prevailing By-laws and Prevailing Sections: (None Apply)

(261) Exception E 261
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

 Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 299 of former City of Toronto By-law 438-86.

(262) Exception E 262
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On lands zoned E between Ossington Avenue and Dufferin Street, north of Dupont, a **day nursery**, public **park**, **place of assembly**, **vehicle fuel station**, **vehicle repair shop**, **vehicle service shop**, **vehicle dealership**, fire hall, **financial institution**, police station, and **service shop** are not permitted uses; and

(B) On lands zoned E between Ossington Avenue and Dufferin Street, north of Duponton, an **eating establishment** and **take-out eating establishment** are permitted uses, subject to the condition that they cannot exceed 475 square metres in **interior floor area**.

(C) On land zoned E between Dufferin Street and the Canadian National Railway line, north of Dupont Street, a **day nursery**, public **park**, **place of assembly**, **vehicle fuel station**, **financial institution**, and **service shop** are not permitted uses; and

(D) On land zoned E between Dufferin Street and the Canadian National Railway line, north of Dupont Street, an **eating establishment** and **take-out eating establishment** are permitted uses, subject to the condition that they cannot exceed 475 square metres in **interior floor area**.

 Prevailing By-laws and Prevailing Sections: (None Apply)

(263) Exception E 263
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

 Prevailing By-laws and Prevailing Sections: (None Apply)

(268) Exception E 268
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

 Prevailing By-laws and Prevailing Sections: (None Apply)

(270) Exception E 270
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in 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; and
(E) No building or structure may be erected closer than 75 metres to any building containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial building from the dwelling.

Prevailing By-laws and Prevailing Sections:
(A) City of Toronto By-law 89-2003.
(B) City of Toronto By-law 589-2008.

(271) Exception E 271
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in 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; and
(E) No building or structure may be erected closer than 75 metres to any building containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial building from the dwelling.

Prevailing By-laws and Prevailing Sections:
(A) City of Toronto By-law 89-2003.
(B) City of Toronto By-law 589-2008.

(272) Exception E 272
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in 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; and
(E) No building or structure may be erected closer than 75 metres to any building containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial building from the dwelling.

Prevailing By-laws and Prevailing Sections:
(A) City of Toronto By-law 89-2003.
(B) City of Toronto By-law 589-2008.

(273) Exception E 273
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in 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; and
(F) No **building** or **structure** may be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling.

Prevailing By-laws and Prevailing Sections:
(A) City of Toronto By-law 89-2003.
(B) City of Toronto By-law 589-2008.

(274) Exception E 274
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum permitted **lot area** is 0.4 hectares;
(B) The maximum **lot coverage** must not exceed 65%;
(C) The maximum permitted height must not exceed 15.0 metres; and
(D) No **building** or **structure** may be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling.

Prevailing By-laws and Prevailing Sections:
(A) City of Toronto By-law 89-2003.
(B) City of Toronto By-law 589-2008.
(C) On 50 Northline Road, Section 9.8(l) of the former Borough of East York Zoning By-law 6752.

(278) Exception E 278
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 53 COLGATE AVE, City of Toronto by-law 1176-08.

(285) Exception E 285
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(286) Exception E 286
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law. [TO: 438-86; 12(1) 135]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(287) Exception E 287
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On a lot, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law. [TO: 438-86; 12(1) 135]

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.
(B) On 6 TOWNSLEY ST and 31 UNION ST, former City of Toronto by-law 150-90.
(C) On 200 UNION ST, former City of Toronto by-law 941-88.

(288) **Exception E 288**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) On a lot, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law [TO: 438-86; 12(1) 135]; and

(B) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 315]

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.
(B) On 290 OLD WESTON RD, former City of Toronto by-law 22511.

(289) **Exception E 289**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:**

(A) A **vehicle repair shop** is not a permitted use; [TO: 438-86; 12(2) 125] and

(B) On the lands municipally known as 1453 Dupont Street in 1981, a retail, coal, coke and wood yard is a permitted use. [TO: 438-86; 12 (1) 171(b)]

**Prevailing By-laws and Prevailing Sections:** (None Apply)

(294) **Exception E 294**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) On 53 STRACHAN AVE, 677 WELLINGTON ST W, 701 WELLINGTON ST W, former City of Toronto by-law 21026.

(295) **Exception E 295**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(296) **Exception E 296**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

**Site Specific Provisions:** (None Apply)

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(B) On 2 TECUMSETH ST, former City of Toronto by-law 21026.

(297) **Exception E 297**  
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **vehicle depot, warehouse** and associated **open storage** are also permitted uses on the **lot**, if:

(i) a wall is provided along any **lot line** that abuts a **lot** in Open Space Zone category, a Residential Zone category, an Residential Apartment Zone category, or a Commercial Residential Zone category; or

(ii) alternatively to (i), **soft landscaping** is provided on the **lot** to a minimum width of 2.0 metres along any **lot line** that abuts a **lot** in Open Space Zone category, a Residential Zone category, an Residential Apartment Zone category, or a Commercial Residential Zone category. [TO: 438-86; 12 (1) 52]

Prevailing By-laws and Prevailing Sections: (None Apply)

(299) **Exception E 299**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **vehicle depot, warehouse** and associated **open storage** are also permitted uses on the **lot**, if:

(i) a wall is provided along any **lot line** that abuts a **lot** in Open Space Zone category, a Residential Zone category, an Residential Apartment Zone category, or a Commercial Residential Zone category; or

(ii) alternatively to (i), **soft landscaping** is provided on the **lot** to a minimum width of 2.0 metres along any **lot line** that abuts a **lot** in Open Space Zone category, a Residential Zone category, an Residential Apartment Zone category, or a Commercial Residential Zone category. [TO: 438-86; 12 (1) 52]

Prevailing By-laws and Prevailing Sections:

(A) On 38 MC GEE ST, former City of Toronto by-law 95-0559.

(300) **Exception E 300**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

Prevailing By-laws and Prevailing Sections: (None Apply)

(301) **Exception E 301**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **lot**, a **drive through facility, vehicle fuel station, vehicle service shop, vehicle washing establishment, vehicle depot, vehicle repair shop**, and **public parking** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 236 of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 386 Symington Avenue, Section 12(1) 277 of former City of Toronto By-law 438-86.

(303) **Exception E 303**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 299 of former City of Toronto By-law 438-86.

(B) On 116 GEARY AVE, former City of Toronto by-law 293-67.
(304) Exception E 304
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 60 Paton Road in 1980, a food **manufacturing use** involving the use gelatine is a permitted use. [TO: 438-86; 12 (1) 134 (v)]

 Prevailing By-laws and Prevailing Sections: (None Apply)

(305) Exception E 305
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) In addition to the uses permitted in Section 60.20.20, a **manufacturing use** involving the primary processing of oil-based paints, oil-based coatings or adhesives is permitted.

 Prevailing By-laws and Prevailing Sections: (None Apply)

(306) Exception E 306
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

 Prevailing By-laws and Prevailing Sections:
(A) On 30 Commercial Road, Section 8.3.4(g), of the former Town of Leaside Zoning By-law 1916.

(307) Exception E 307
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

 Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 202-2009.

(308) Exception E 308
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands municipally known as 15 and 33 Brandon Avenue in 1984, a **vehicle service shop**, **vehicle repair shop**, **contractor's establishment**, **public parking**, **vehicle dealership**, and a **vehicle washing establishment** are not permitted uses. [TO: 438-86; 12(2) 109]

 Prevailing By-laws and Prevailing Sections:
(A) Former City of Toronto by-law 95-0597.

(310) Exception E 310
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

 Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 130-08.
(B) On 415 EASTERN AVE, former City of Toronto by-laws 401-77 and 651-77.

(311) Exception E 311
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) On the lands design studios for the purposes of graphics, industrial, interior, environmental,
architectural, structural or advertising are permitted uses. [TO: 438-86; 12 (1) 175]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) On 17 CORNWALL ST, former City of Toronto by-laws 234-83 and 457-83.

(312) Exception E 312
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 299 of former City of Toronto By-law 438-86.
(B) On the lands municipally known as 193 Geary Avenue in 2006, Section 12(1) 469 of former City of Toronto By-law 438-86.

(314) Exception E 314
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto By-law 130-08.

(317) Exception E 317
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Schedule “C” Exception 17, of City of Toronto By-law 12360 (Scarborough - Warden Woods Community).

(318) Exception E 318
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

900.21 EL - Zone

900.21.1 General

(1) EL Zone Exceptions
The regulations located in Article 900.21.10 apply only to the exceptions subject to the EL zone and identified with the corresponding exception number.

900.21.10 Exceptions for EL Zone

(1) Exception EL 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Section 60.10.20.100.(3) does not apply; and
(B) Parking spaces must be provided at a minimum rate of 1.0 for each 48 square metres of gross floor area used for an office.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2) Exception EL 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.10.20, a vehicle repair shop and vehicle fuel station are also permitted; and

(B) The minimum building setback is 0.91 metres from the north lot line and 1.34 metres from the south lot line if no less than 5 parking spaces are provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

(4) Exception EL 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.10.20, the processing of honey is also permitted;

(B) The westerly side yard may be used for the outside storage if it is for the storage of barrels of honey; and

(C) No part of the barrel may be more than 2.5 metres above the ground.

Prevailing By-laws and Prevailing Sections: (None Apply)

(6) Exception EL 6
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections: (None Apply)

(A) Section 64.30(8) of former North York Zoning By-law 7625.

(7) Exception EL 7
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses permitted in Section 60.10.20, a public storage warehouse is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception EL 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.10.20, an animal hospital is also permitted; and

(B) The minimum setback of any structure or building from the centre line of Oakdale Road is 26.51 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception EL 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.10.20, metal extrusion or moulding, heavy metal stamping or welding are also permitted uses;

(B) Any detached structure higher than 5.0 metres must be set back from the rear lot line a minimum
distance of 20.0 metres;
(C) The combined total gross floor area of any manufacturing uses on a lot may be greater than 5,000 square metres but must not exceed the maximum floor space index of 1.0;
(D) No more than 60% of the minimum front yard setback 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 must be located along the northerly 50.0 metres of the rear lot line and along the westerly 20.0 metres of the northern lot line, with a height of 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception EL 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in 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 must 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 must be located along the westerly 20.0 metres of the northern lot line, with a minimum height of 1.8 meters and a maximum height of 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(16) Exception EL 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum lot area is 4047 square metres;
(B) The maximum gross floor area is 4645 square metres;
(C) The minimum front yard setback is 1.0 metre;
(D) The minimum rear yard setback is 2.5 metres;
(E) The minimum side yard setback is 6 meters;
(F) The maximum number of storeys is 3; and
(G) The minimum on site parking spaces is 67.

Prevailing By-laws and Prevailing Sections: (None Apply)

(17) Exception EL 17
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) Section 8.2.3(f) [M1-H(5)], former Town of Leaside Zoning By-law 1916.

(26) Exception EL 26
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite the uses listed in 60.10.20, a concrete batching plant is a permitted use.

Prevailing By-laws and Prevailing Sections:
(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.
(36) **Exception EL 36**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1130 and 1136 Dupont Street in 1981, a place of assembly that is a union hall, a medical office that is used for dentists, and a financial institution that is a credit union are permitted uses if these uses were in existence on the lands on March 12, 1981. [TO: 438-86; 12 (1) 150]

Prevailing By-laws and Prevailing Sections: (None Apply)

(38) **Exception EL 38**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 54 Logan Avenue, a fabricated metal product manufacturing use is a permitted use if:

(i) the use is located within a wholly enclosed building; and

(ii) the gross floor area of the use does not exceed a floor space index of 2.0; [TO: 438-86; 12 (1) 155] and

(B) On the lands municipally known as 54 Logan Avenue in 1981, a vehicle fuel station is a permitted use, if the gross floor area of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 156]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008.

(39) **Exception EL 39**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 24 Carlaw Avenue in 1981, a fabricated metal product manufacturing use is a permitted use if:

(i) the use is located within a wholly enclosed building; and

(ii) the gross floor area of the use does not exceed a floor space index of 2.0.;[TO: 438-86; 12 (1) 155] and

(B) On the lands municipally known as 24 Carlaw Avenue in 1981, a photographic plant is a permitted use if the gross floor area of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 161]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008.

(40) **Exception EL 40**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 55 Logan Avenue in 1981, a security services and equipment business use is a permitted use, if the gross floor area of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 157]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008.

(41) **Exception EL 41**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) On the lands municipally known as 20 Morse Street in 1981, a retail service and a vehicle depot are permitted uses if the gross floor area of these uses does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 158]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008.

(42) Exception EL 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 551 Eastern Avenue in 1981, a breakfast cereal food manufacturing use is a permitted use, if the gross floor area of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 162]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008.

(100) Exception EL 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 29 FLORENCE ST, the odd numbered addresses of 29R - 51 FLORENCE ST, City of Toronto by-law 886-06.

(B) On 77 FLORENCE ST, former City of Toronto by-law 97-0530.

(101) Exception EL 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 601 INDIAN GRV, former City of Toronto by-law 96-0227.

(114) Exception EL 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1234 Dupont Street in 1980, a vehicle service shop is a permitted use. [TO: 438-86; 12 (1) 134 (ix)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception EL 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 245 of former City of Toronto By-law 438-86.

(122) Exception EL 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1212 Dupont Street in 1980, a vehicle washing
establishment is a permitted use. [TO: 438-86; 12 (1) 134 (i)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(123) Exception EL 123
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 1286 Dupont Street in 1980, a vehicle fuel station is a permitted use. [TO: 438-86; 12 (1) 134 (ii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(124) Exception EL 124
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) On the lands municipally known as 1292 Dupont Street in 1980, a vehicle service shop is a permitted use, if:
(i) the use operates within a wholly enclosed building; and
(ii) 25 parking spaces are provided on the lot. [TO: 438-86; 12 (1) 134 (iii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(125) Exception EL 125
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:
(A) On 201 Carlaw AVE and 66 Boston Avenue, City of Toronto by-law 705-2006.
(B) On 1272 DUPONT ST, City of Toronto by-law 216-80.

900.22 EH - Zone

900.22.1 General

(1) EH Zone Exceptions
The regulations located in Article 900.22.10 apply only to the exceptions subject to the EH zone and identified with the corresponding exception number.

900.22.10 Exceptions for EH Zone

(1) Exception EH 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Building setbacks, parking requirements, landscaping and open storage requirements do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2) Exception EH 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) **Building setbacks** and open storage requirements do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) **Exception EH 3**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from the side lot line abutting the unopened road allowance of Old Eglinton Avenue is 1.82 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(4) **Exception EH 4**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A minimum 3.35 metre wide landscaping strip running along the lot line abutting LePage Ct. is required.
(B) The maximum height of a radio transmission tower is 216.4 metres above sea level.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(5) **Exception EH 5**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.32(8), North York Zoning By-law 7625.
(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(6) **Exception EH 6**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Storage and parking of motor vehicles awaiting repair is not permitted in the front yard.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(7) **Exception EH 7**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in 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 must not exceed 1,788 square metres;
(D) A minimum of 55 parking spaces is required;
(E) Parallel parking spaces may be included in the minimum parking space requirement; and
(F) The minimum width of a drive aisle is 6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(8) **Exception EH 8**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) The minimum building setback from the front lot line is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(9) Exception EH 9
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.32(12), North York Zoning By-law 7625.

(10) Exception EH 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) Despite Section 60.30.20, open storage of scrap metal is only permitted in metal bins located along the rear wall of the building.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(13) Exception EH 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) Despite Section 60.30.20, open storage is permitted within the minimum building setbacks from the side lot line and rear lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception EH 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.32(16), North York Zoning By-law 7625.

(15) Exception EH 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.32(17), North York Zoning By-law 7625.

(16) Exception EH 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) Despite Section 60.30.20, open storage is permitted within the minimum building setback from the rear lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(17) Exception EH 17
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) A 2.4 metre high decorative masonry wall running from the north-west wall of the building to the north-west side lot line at a distance of 18.28 metres from the front lot line is required for a salvage yard.

Prevailing By-laws and Prevailing Sections: (None Apply)

(18) Exception EH 18
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.30.20 permitting a salvage yard, a vehicle wrecking yard is not permitted;
(B) The number of parking spaces located in the front yard can not exceed 13 spaces;
(C) The area of the front yard must be landscaped except for the 13 parking spaces and driveways leading directly from the street;
(D) The area of the lot used for open storage and operations relating to a salvage yard must be enclosed by an opaque fence not less than 1.8 metres in height, except for the fence along the easterly lot line;
(E) a 4.27 metre high steel clad fence must be provided along the full length of the lot line abutting Weston Road; and
(F) No open storage or operations are permitted closer than:
   (i) 9.0 metres from a lot line abutting Weston Road; and
   (ii) 30.0 metres from a lot line abutting Fenmar Drive.

Prevailing By-laws and Prevailing Sections: (None Apply)

(19) Exception EH 19
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

(21) Exception EH 21
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) All outdoor storage and operations must be located in the rear of the building; and
(B) Fencing must not exceed 3.7 metres in height.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception EH 22
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 30. 20, medical and dentist offices, open storage of salvage materials in containers and the repair and maintenance of equipment are permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(23) Exception EH 23
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 30. 20, the melting of ore and metals in a non-noxious manner is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)
(24) Exception EH 24
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception EH 25
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **Open storage** must be restricted to the **rear yard**; and
(B) The maximum height is restricted to the height of the principal **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(26) Exception EH 26
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A minimum 15 metre wide strip of land along the length of the **lot line** abutting McNicoll Avenue must be used for **landscaping** and two **driveways** for **vehicle** access; and
(B) **Driveways** for **vehicle** access must not exceed 9.5 metres in width.

Prevailing By-laws and Prevailing Sections: (None Apply)

(27) Exception EH 27
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**; and
(B) Parking is not permitted within the front **building setback**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) Exception EH 28
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the **lot line** abutting Malley Road is 0.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(29) Exception EH 29
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(30) Exception EH 30
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The **basements** of all **buildings** must be a minimum of 1.8 metres above the invert of the West
Branch of the Highland Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(31) Exception EH 31
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) The minimum building setback from the centre line of the East Highland Creek is 30.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(32) Exception EH 32
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) The minimum building setback from the centre line of the East Highland Creek is 22.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(34) Exception EH 34
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) Despite what is required in Section 60.30.90, loading facilities are permitted in the front yard provided that they are setback a minimum of 18 metres from the street lot line;

(B) A minimum 12 metre wide strip of land running along the lot line abutting Melham Court must be used for landscaping and vehicle access.

Prevailing By-laws and Prevailing Sections: (None Apply)

(38) Exception EH 38
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) Despite what is required in Section 60.30.90, loading facilities are permitted in the front yard provided that the loading facility:

(i) is setback a minimum of 18 metres from the street lot line.

(B) Is not located adjacent to a lot line abutting Warden Avenue, Ellesmere Road or Birchmount Road.

Prevailing By-laws and Prevailing Sections: (None Apply)

(40) Exception EH 40
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 30. 20, chemical manufacturing, processing and warehousing uses carried on in connection with, or related to, chemical and pharmaceutical manufacturing, processing or warehousing is permitted;

(B) Despite what is required in Section 60.30.90, loading facilities are permitted in the front yard provided that they are setback a minimum of 18 metres from the street lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(41) Exception EH 41
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 30. 20, a real estate office is also permitted.
(42) **Exception EH 42**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(350), former City of York Zoning By-law 1-83.

(43) **Exception EH 43**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted building height including all platforms and piping is 46 metres; and
(B) The minimum required building setback from a lot line is 8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(44) **Exception EH 44**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a lot, no gross floor area maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law. [TO: 438-86; 12(1) 135]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(45) **Exception EH 45**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

### 900.23 EC - Zone

### 900.24 EO - Zone

#### 900.24.1 General

(1) **EO Zone Exceptions**

The regulations located in Article 900.24.10 apply only to the exceptions subject to the EO zone and identified with the corresponding exception number.

#### 900.24.10 Exceptions for EO Zone

(2) **Exception EO 2**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.40.20, a vehicle dealership is permitted; and
(B) The minimum frontage for a lot used for a vehicle dealership is 22 metres.
(6) Exception EO 6
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in Section 60.40.20, a funeral establishment is permitted.

(7) Exception EO 7
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Any building or structure erected within 79.2 metres of the centre line of York Mills Road must be constructed in such a manner that:
   (i) the building or structure fronts on York Mills Road; and
   (ii) the building or structure have loading facilities located so that they are not visible from York Mills Road along any sight line that is perpendicular to York Mills Road.
(B) the minimum building setback from a lot line that abuts York Mills Road is 33.5 metres, measured from the centreline of the original road allowance of York Mills Road;
(C) the minimum building setback from the westerly lot line is 15 metres;
(D) the minimum building setback from an Open Space zone is 1.5 metres; and
(E) all parts of an underground structure must be set back from a lot line a distance equal to the depth of the structure below grade.

(11) Exception EO 11
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
(A) Section 64.34(9) of North York Zoning By-law 7625.

(13) Exception EO 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) A minimum of 66 parking spaces are required and 10 of the spaces must be located within nine metres of the front lot line; and
(B) One loading space is required.

(14) Exception EO 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in Section 60.40.20, a vehicle washing establishment is permitted.

(21) Exception EO 21
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in Section 60.40.20, a funeral establishment is permitted; and
(B) The floor space index for a funeral home must not exceed 0.5.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception EO 22
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 8.4.1(c), Section 8.4.1(d) and Section 8.4.1(e), former Town of Leaside By-law 1916.

(23) Exception EO 23
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke By-law 2351.
(B) Former City of Etobicoke By-law 87-2003.

(24) Exception EO 24
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke By-law 277-2003.

(25) Exception EO 25
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke By-law 1979-111.
(B) Former City of Etobicoke By-law 1979-143.
(C) Former City of Etobicoke By-law 1979-196.

(26) Exception EO 26
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) In addition to the uses permitted in Article 60.40.20, amusement arcade use is permitted provided:
    (i) the maximum gross floor area for amusement arcade use must not exceed 72.0 square metres;
    (ii) it must be located on the first floor; and
    (iii) it must only be accessible from the interior of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(27) Exception EO 27
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Despite Article 60.40.20, only the following uses are permitted:
(i) Office use;
(ii) eating establishment, financial institution, personal service shop, and retail store, provided they comply with Clause 60.40.20.100 and Chapter 150;

(B) 5.5 parking spaces must be provided for each 93.0 square metres of gross floor area used for medical or dental offices;
(C) the maximum height of a the building must not exceed 2 storeys, excluding mechanical equipment;
(D) the maximum floor space index must not exceed 0.5, excluding elevated parking structures;
(E) a minimum of 20% of the total lot area must be used for soft landscaping only;
(F) the maximum height for an elevated parking structure must not exceed 2 storeys;
(G) the minimum building setback from a lot line abutting a street is 7.5 metres;
(H) the minimum building setback from a side lot line or rear lot line is 3.0 metres; and
(i) the minimum setback from a lot line for a parking space is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) Exception EO 28
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite Article 60.40.20, only the following uses are permitted:

(i) Office use;
(ii) eating establishment, financial institution, personal service shop, and retail store, provided they comply with Clause 60.40.20.100 and Chapter 150;

(B) 5.5 parking spaces must be provided for each 93.0 square metres of gross floor area used for medical or dental offices;
(C) the maximum height of a building, excluding mechanical equipment must not exceed either:

(i) 2.0 storeys, with a maximum floor space index of 0.5 and a minimum 20% of the lot area must only be used for soft landscaping; or
(ii) 5.0 storeys, with a maximum floor space index of 1.0 and a minimum 30% of the lot area must only be used for soft landscaping;

(D) the maximum height for an elevated parking structure must not exceed 2 storeys;
(E) the minimum building setback from a lot line abutting a street is 7.5 metres;
(F) the minimum building setback from a side lot line is 3.0 metres;
(G) the minimum building setback from a lot line abutting Mimico Creek is 30.0 metres

Prevailing By-laws and Prevailing Sections: (None Apply)

(29) Exception EO 29
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) Despite Article 60.40.20, only the following uses are permitted: hotel, office and uses ancillary to these uses, provide they comply with Clause 60.40.20.100 and Chapter 150 of this By-law;

(B) the minimum building setback from a lot line abutting an Open Space Zone category is 15.0 metres;
(C) the minimum building setback from a lot line abutting a street is 7.5 metres;

(D) the minimum building setback from a side lot line is 7.5 metres;
(E) the minimum setback for an underground structure from a lot line abutting a street or a side lot line is 2.5 metres;
(F) the minimum setback for an underground structure from a lot line abutting an Open Space Zone category is 9.0 metres; and
(G) a minimum 3.0 metre wide soft landscaping strip of land is required along all lot lines abutting a street and a minimum 15.0% of the total lot area must be used for soft landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(30) Exception EO 30
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 60.40.20, only office use is permitted;
(B) the minimum building setback from a lot line abutting Farnboro Road is 7.6 metres;
(C) the minimum building setback from a lot line abutting Attwell Drive is 24.0 metres;
(D) the minimum building setback from a lot line abutting Carlson Court is 7.6 metres;
(E) the minimum building setback from a lot line abutting Highway 27 is 24.0 metres;
(F) a minimum of 15.0% of the total lot area must be used for soft landscaping only;
(G) a minimum 4.6 metre wide soft landscaping strip of land is required along all lot lines abutting Farnboro Road, Attwell Drive and Carlson Court and a parking area, excluding walkways and driveways; and
(H) a minimum 6.0 metre wide soft landscaping strip of land is required along the lot lines abutting Highway 27 and a parking area, excluding walkways and driveways.

Prevailing By-laws and Prevailing Sections: (None Apply)

900.30 I - Zone

900.30.1 General

(1) I Zone Exceptions
The regulations located in Article 900.30.10 apply only to the exceptions subject to the I zone and identified with the corresponding exception number.

900.30.10 Exceptions for I Zone

(1) Exception I 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height must not exceed the lesser of 4 storeys or 15 metres;
(B) the number of beds in a nursing home must not exceed 100;
(C) a minimum of 45% of the lot must be used only for soft landscaping;
(D) the minimum setback from the southerly lot line for all buildings and structures is 8.0 metres; and
(E) a driveway or an area used for the parking or storage of a vehicle, must be a minimum of 0.5 metres from the southerly lot line.

Prevailing By-laws and Prevailing Sections:

(A) On 52 Neilson Drive, former City of Etobicoke by-laws 1984-131.

(2) Exception I 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) On the lands subject to Exception I-2 the permitted uses shall be limited to either a Nursing Home or a Retirement Home that must comply with the following:

(i) it shall contain more than 100 beds;
(ii) the maximum building height is the lesser of 3 storeys or 13 metres;
(iii) the minimum number of parking spaces required is equal to 1 parking space for each 4 beds;
(iv) the minimum required building setbacks shall be those that existed on the date of enactment of this By-law; and
(v) the minimum area of landscaping required shall be that which existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception I 3
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The total number of beds must not exceed 256;
(B) the minimum building setback from the rear lot line is 12.0 metres;
(C) the maximum building height is the lesser of:
   (i) along Albion 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 must not exceed 0.89;
(E) the maximum lot coverage must not exceed 22.5%;
(F) a minimum of 50% of the lot must be used for no other purpose than landscaping and a minimum of 85% of that landscaped area must be used for only soft landscaping;
(G) the width of a driveway between Albion Road and the rear of the main building must not be less than 24 feet in width.

Prevailing By-laws and Prevailing Sections: (None Apply)

(5) Exception I 5
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(B) the maximum Gross floor area of all buildings, must not exceed 15% of the lot area; and
(C) the only use permitted is an ambulance station.

Prevailing By-laws and Prevailing Sections: (None Apply)

(7) Exception I 7
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) minimum setback from a lot line that abuts a street is:
   (i) 36 metres, where the lot line abuts Eglinton Avenue, measured from the original centreline of the street;
   (ii) 12.0 metres in all other cases;
(B) the minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;
(C) the maximum lot coverage is 18%; and
(D) amenity space must be provided inside a building at a minimum rate of 9.0 square metres for each dwelling unit; and

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 14, of Scarborough By-law 10010.

(8) Exception I 8
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the minimum setback from a lot line that abuts Pharmacy Avenue is 18.5 metres, measured from the original centreline of the street;
(B) the minimum setback from a side lot line is a distance equal to one half the height of the building;
(C) the maximum lot coverage is 50%;
(D) the maximum height of a building or structure is the lesser of 4 storeys and 14.0 metres;
(E) the gross floor area used for a place of worship must not be more than 20% of the lot area;
(F) amenity space must be provided inside the senior citizen apartment building at a minimum rate of 1.4 square metres for each dwelling unit;
(G) for the senior citizen apartment building, parking spaces must be provided at a minimum rate of 0.5 for each dwelling unit; and

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 57, of Scarborough By-law 9511.

(9) Exception I 9
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections; and

Site Specific Provisions:
(A) the minimum setback from a lot line that abuts a street is 12.0 metres in all other cases;
(B) the maximum floor space index is 2.4;
(C) the maximum lot coverage is 18%;
(D) the maximum height of a building or structure is the height of the building or structure that lawfully existed on the date of the enactment of this By-law; and

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exceptions 35 and 37, of Scarborough By-law 9510.

(10) Exception I 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the maximum height of a building or structure is the height of the building or structure that lawfully existed on the date of the enactment of this By-law;
(B) the minimum building setback from a lot line is:
   (i) from a front lot line, 36.0 metres;
   (ii) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;
   (iii) from a rear lot line, the distance between the rear lot line and the closest main wall of a lawfully existing building; and
(C) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.
Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 33 and 34, of Scarborough By-law 9510

(11) Exception I 11
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a building or structure is the height of the building or structure that lawfully existed on the date of the enactment of this By-law;

(B) the minimum building setback from a lot line is:
   (i) from a front lot line, the distance between the front lot line and the closest main wall of a lawfully existing building;
   (ii) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;
   (iii) from a rear lot line, the distance between the rear lot line and the closest main wall of a lawfully existing building; and

(C) the maximum lot coverage is 50%; and

(D) the only use permitted is a fraternal organization and its required parking spaces.

Prevailing By-laws and Prevailing Sections: (None Apply)

(12) Exception I 12
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(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; and

(E) parking spaces must be provided at a minimum rate of 0.2 for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception I 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts a street is 3.0 metres;

(B) parking spaces must be provided at the minimum rate of 1 for each 4 beds; and

(C) the gross floor area of all floors above grade, in all buildings, must not be more than the area of the lot.

Prevailing By-laws and Prevailing Sections: (None Apply)
(15) **Exception I 15**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
(B) the maximum accommodation in the **residential care home** is 30 persons, exclusive of staff; and
(C) **parking spaces** must be provided at a minimum rate of:
   (i) 1.9 for each 100 square metres of medical office; and
   (ii) 0.5 for each 100 square metres of a **residential care home**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(16) **Exception I 16**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
(B) **parking spaces** must be provided at a minimum rate of 0.5 for each 100 **gross floor area**; and
(C) required **parking space** may be located on the abutting **lot** to the south.

Prevailing By-laws and Prevailing Sections: (None Apply)

(17) **Exception I 17**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Morningside Avenue or Ellesmere Road is 36.0 metres, measured from the original centreline of the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(18) **Exception I 18**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from the southerly **side lot line** is 5.4 metres; and
(B) **parking spaces** must be provided at a minimum rate of:
   (i) 0.6 for each seniors **dwelling unit**;
   (ii) 1.3 for each residence for a doctor, nurse or student; and
   (iii) 2.05 for each 100 square metres of medical space.

Prevailing By-laws and Prevailing Sections: (None Apply)

(19) **Exception I 19**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is 26.0 metres measured from the **centreline of the street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(21) **Exception I 21**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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 must be provided at a minimum rate of 0.3 for each nursing bed, dwelling unit or bed sitting room.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception I 22
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum setback from a lot line is:
   (i) 1.5 metres from the northerly lot line;
   (ii) 6.0 metres from the southerly lot line; and
   (iii) 4.0 metres from the front lot line;
(B) The maximum building depth is 50.0 metres, measured from the required minimum front yard setback;
(C) the maximum height is the lesser of 4 storeys and 16.0 metres; and
(D) parking spaces must be provided at a minimum rate of 0.3 for each nursing bed, dwelling unit or bed sitting room.

Prevailing By-laws and Prevailing Sections: (None Apply)

(23) Exception I 23
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum 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 must be provided at a minimum rate of 0.3 for each nursing bed, dwelling unit or bed sitting room; and
(F) a minimum of 4 required parking spaces must be surface parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(24) Exception I 24
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum 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 must be provided at a minimum rate of 0.3 for each nursing bed, dwelling unit or bed sitting room.

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception I 25
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
The lands subject to this exception must comply with all the following:

(A) despite article 80.10.20 the only use permitted in a nursing home;

(B) the minimum building setback from a lot line is:
   (i) from a front lot line, the distance between the front lot line and the closest main wall of a lawfully existing building;
   (ii) from a side lot line, 1.5 metres;
   (iii) from a rear lot line, the distance between the rear lot line and the closest main wall of a lawfully existing building;

(C) parking spaces must be provided at the rate of 1 for each 3.3 beds in the Nursing Home

(D) a maximum number of nursing home beds permitted is 169;

(E) the maximum building height is the lesser of 12 storeys and 39.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) Exception I 28
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts a street is 18.0 metres; and

(B) the minimum setback from a side lot line is a distance equal to one half the height of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(29) Exception I 29
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum setback from a front lot line is 9.0 metres;

(B) the minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;

(C) the minimum separation between the main walls of two buildings on a lot is a distance equal to one half the total height of the two buildings;

(D) amenity space must be provided in a building, at a minimum rate of 46 square metres for the first dwelling unit, plus 0.9 square metres for each dwelling unit in excess of 50;

(E) underground parking structures may be located in a required yard 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 must be equal to 45% of the gross floor area of all storeys located at or above grade;

(G) an apartment building for seniors is permitted if:
   (i) the building has a maximum of 150 dwelling units;
   (ii) the building has a maximum height that is the lower of 8 storeys and 27 metres; and
   (iii) for the building there is a minimum of 40 parking spaces provided on the same lot.

Prevailing By-laws and Prevailing Sections: (None Apply)

(31) Exception I 31
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum setback from a front lot line is 9.0 metres;
(B) the minimum setback from a side lot line that abuts a street is 4.5 metres;
(C) the only use permitted on the lot is an ambulance station;
(D) a strip of land running the entire length of the side lot line and having a minimum width of 3.0 metre must be used for soft landscaping; and
(E) the wing wall of the building may encroach a maximum of 3.0 metres into the required side yard building setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

(34) Exception I 34
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the minimum setback from a front lot line is 9.0 metres;
(B) the maximum lot coverage is 40%;
(C) the maximum height of a building or structure is the height of the building or structure that lawfully existed on the date of the enactment of this By-law;
(D) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(35) Exception I 35
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) The minimum setback from the east lot line is:
   (i) 30.0 metres for buildings and structures; and
   (ii) 10 metres for ancillary buildings used as landscaping feature
(B) a roof having a height greater than 20 metres must be set back a minimum of 100 metres from the east lot line and 39 metres from the west lot line
(C) the portion of a parking structure that is wholly below grade must be set back a minimum of
   (i) 10 metres from the easterly lot lines
   (ii) 30 metres from all other lot lines
(D) the maximum height of a building is 26 metres;
(E) a 10 metre wide strip of land along the entire length of the easterly lot line must be used for only landscaping, walkways and bicycle path;
(F) a minimum of 50% of the lot not covered by permissible buildings and required parking spaces must be used only for landscaping accessible to the public;
(G) a minimum of 156 parking spaces must be provided on site parking for all uses except a school.
   All other required parking must be located not more than 350 metres from any lot line of the lot;
(H) a minimum of 40 parking spaces must be required on site for a school; and
   (I) a maximum of 375 square metres may be used for a retail store.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 8, of Scarborough By-law 14402

(36) Exception I 36
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the maximum height of a building or structure is the lesser of 14 storeys and 44.0 metres;
(B) the minimum building setback from a lot line is:
(i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all buildings and structures that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 16, of Scarborough By-law 14402

(37) **Exception l 37**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum number of **dwelling units** is 400;

(B) the maximum **lot coverage** is 18%;

(C) the minimum 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** must be provided at a minimum rate of 3 for each 20 **dwelling units**;

(E) an underground parking **structure** may be located in a required yard 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** must be used for **landscaping**;

(G) **amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit** or bed sitting room;

(H) the minimum setback from the easterly **lot line** is a distance equal to one half the height of the **building**; and

(I) only a seniors **apartment building** is permitted.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 47, of Scarborough By-law 9510.

(38) **Exception l 38**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** is

   (i) 9.0 metres from the **front lot line**; and

   (ii) 1.0 metres from all other **lot lines**.

(B) the maximum height of a **building or structure** is the height of the **building or structure** that **lawfully** existed on the date of the enactment of this By-law; and

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all buildings and structures that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(39) **Exception l 39**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) the minimum 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%; and

(F) the maximum height of a building or structure is the height of the building or structure that lawfully existed on the date of the enactment of this By-law; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 40, of Scarborough By-law 9510.

(40) Exception I 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum setback from a front lot line is 3.0 metres;

(B) indoor amenity space must be provided at a minimum rate of 2.8 square metres for each dwelling unit;

(C) the minimum 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; and
   (ii) no required yard setback from the westerly side lot line

(E) the maximum number of dwelling units is 48; and

(F) parking spaces must be provided at a minimum rate of 0.25 for each dwelling unit or bed sitting room.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 67, of Scarborough By-law 9510.

(41) Exception I 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum number of dwelling units is 104;

(B) the minimum setback from a lot line is 3.0 metres;

(C) the maximum height of a building is the lesser of 6 storeys and 20.5 metres;

(D) the minimum building setback from a top-of-bank line is 10.0 metres;

(E) parking spaces must be provided at the minimum rate of:
   (i) 1.0 for each dwelling unit; and
   (ii) 0.1 for each dwelling unit and used only for visitor parking
   (ii) 0.25 per nursing home dwelling unit or bed sitting room;

(F) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law;

(G) a group home and a residential care home are not permitted.
(42) Exception I 42
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite article 80.10.20 the only use permitted is a nursing home;
(B) the maximum height of a building or structure is the lesser of 4 storeys or the height of the building or structure that lawfully existed on the date of the enactment of this By-law;
(C) the minimum building setback from a lot line is:
   (i) from a front lot line, 36 metres measured from the centre line of the original road allowance of Kennedy Road;
   (ii) from a side lot line, is 7.5 metres or half the height of the building whichever is the greater.
   ;
   (iii) 7.5 metres from a rear lot line;
(D) despite C(i) a canopy extending from the front main wall of the building may encroach a maximum of 4.5 metres into the required front yard setback;
(E) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.
(F) an underground parking structure may be located in a required yard provided it is setback from a lot line a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest lot line;
(G) a minimum of 56 automobile parking spaces must be provided;
(H) a minimum 30% of the lot area to be used for no other purpose than landscaping.
Prevailing By-laws and Prevailing Sections: (None Apply)

(43) Exception I 43
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) despite 80.10.20 the only uses permitted are:
   (i) Place of Worship;
   (ii) Retirement Home or Day-Nursery; if they are in conjunction with a Place of Worship on the site; and
   (iii) dwelling unit if it is in an Apartment building; and
(B) the maximum gross floor area of all apartment buildings and retirement Homes must not be more than 1.4 times the lot area;
(C) the maximum gross floor area of all places of worship and day nurseries must not be more than 0.5 times the lot area;
(D) the minimum building setback from a lot line that abuts a street is 3.0 metres;
(E) amenity space must be provided at the minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;
(F) parking spaces must be provided at the minimum rate of:
   (i) 1.25 per dwelling unit; and
   (ii) 0.25 per seniors apartment dwelling unit
(G) the maximum height of a building or structure is the height of the building or structure that lawfully existed on the date of the enactment of this By-law;
(H) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.
Prevailing By-laws and Prevailing Sections: (None Apply)

(44) Exception I 44
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) parking spaces must be provided at the minimum rate of 3 for 100 square metres of gross floor area;

(B) The minimum 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 must be used only for landscaping and a pedestrian and bicycle pathway;

(D) the maximum height of a building is 2 storeys and 15.0 metres;

(E) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law; and

(F) police station, fire hall and other essential municipal services are also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(45) Exception I 45
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts McCowan Road is 36.0 metres, measured from the original centreline of the street;

(B) The minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;

(C) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and

(D) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(46) Exception I 46
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts a street is:
   (i) 33.0 metres where the lot line abuts Sheppard Avenue, measured from the original centreline of the road;
   (ii) 9.0 metres in all other cases;

(B) the minimum building setback from a lot line is:
   (i) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;
   (ii) from a rear lot line, the distance between the rear lot line and the closest main wall of a lawfully existing building;

(C) the maximum height of a building or structure is the height of the building or structure that lawfully existed on the date of the enactment of this By-law;

(D) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 18 of Scarborough By-law 10076.
(50) Exception I 50
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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 spaces must be provided at the rate of: 0.3 for each dwelling unit or bed sitting room; and
(F) the maximum height of a building or structure is 12.0 metres and 3 storeys.

Prevailing By-laws and Prevailing Sections: (None Apply)

(52) Exception I 52
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts Kingston Road is 36.0 metres, measured from the original centreline of the street; and
(B) an entire building or structure must be at least 76 metres from the top of the bluff.

Prevailing By-laws and Prevailing Sections: (None Apply)

(53) Exception I 53
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite permission to the contrary, the only use permitted is a senior citizen apartment;
(B) the minimum setback from a lot line that abuts a street is:
   (i) 36.0 metres where the lot line abuts Kingston Road, measured from the centreline of the road;
   (ii) 12.0 where the lot line abuts Brimley Road;
(C) the minimum setback from a rear lot line is a distance equal to one half the height of the building;
(D) the minimum setback from a side lot line is:
   (i) 7.5 metres from the easterly lot line;
   (ii) a distance equal to one half the height of the building, from a side lot line does not abut a street;
(E) the maximum lot coverage is 18%;
(F) a structure used for below grade parking may encroach into a required yard setback that abuts a street provided it is setback from a lot line the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade; and
(G) indoor amenity space must be provided at the rate of 0.9 square metres for each dwelling unit;
(H) a minimum of 60% of the area of the lot must be landscaped;
(I) parking spaces must be provided at a rate of:
   (i) 0.2 for each dwelling unit and used for resident parking; plus
   (ii) 0.05 for each dwelling unit and used only for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(55) Exception I 55

1678
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
(B) the maximum **lot coverage** is 40%; and
(C) all lands not covered by **buildings** and required **parking spaces** must be **landscaped**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 44, of Scarborough By-law 10327.

(56) **Exception I 56**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Old Kingston Road is 25.9 metres, measured from the original centreline of the **street**;
(B) the maximum height of a **building** is the lesser of 4 **storeys** and 13.5 metres;
(C) the maximum setback from the westerly **lot line** is 4.5 metres;
(D) the maximum setback from the most southerly **lot line** of lot 3, Plan M-1677 is 4.5 metres;
(E) the minimum setback from all other **side lot line** and **rear lot line** is 4.5 metres;
(F) a minimum of 30% of the **lot area** must be **landscaped**;
(G) the maximum number of beds is 132, including 32 nursing beds;
(H) **parking spaces** must be provided at a rate of 1 for each 4 beds;
(I) a minimum of:
   (i) 6 **parking space** may be located in the **front yard**; and
   (ii) 55% of the required **parking spaces** may be located on a **lot** that is within 60.0 metres of this **lot**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 46, of Scarborough By-law 10327.

(57) **Exception I 57**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Kingston Road is 30.0 metres, measured from the original centreline of the **street**;
(B) the minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;
(C) a minimum of 30% of the **lot area** must be **landscaped**; and
(D) the maximum height of a **building** or **structure** is 2 **storeys** and 8.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 46, of Scarborough By-law 10327.

(59) **Exception I 59**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum number of **dwelling units** is 25;
(B) the maximum height of a **building** or **structure** is 14.5 metres and 4 **storeys**;
(C) indoor **amenity space** must be provided at a rate of 1.12 square metres for each **dwelling unit**;
(D) the maximum **lot coverage** is 33%;
(E) the 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 must 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; and
(I) The only use permitted is a Residential Care Home.

Prevailing By-laws and Prevailing Sections: (None Apply)

(60) Exception I 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts:
   (i) Galloway Road, Morningside Avenue, Manse Road or Beechgrove Drive is 31.0 metres;
   (ii) any other street is 9.0 metres;

(B) the minimum setback from rear lot line or a side lot line that does not abut a street is a distance equal to one half the height of the building; and

(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.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 50, of Scarborough By-law 10327

(61) Exception I 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts a street is:
   (i) 18.0 metres where the lot line abut Old Kingston Road; and
   (ii) 9.0 metres in all other cases; and

(B) the minimum setback from side lot line and rear lot line is a distance equal to one half the height of the building.

(C) the minimum separation between the main walls of two buildings on the same is a distance equal to one half the combined total height of the two buildings;

(D) indoor amenity space must be provided at the rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(E) the minimum 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 must not be greater than 1.75 times the area of the lot;

(G) the maximum lot coverage is 18%;

(H) parking space may be located in a yard that abuts a street; and

(I) parking spaces must be provided at a rate of 3 for each 20 dwelling units; and

(J) the only use permitted is a dwelling unit in a senior citizens' apartment building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(62) Exception I 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the minimum setback from a lot line that abuts:
   (i) Lawrence Avenue is 36.0 metres;
   (ii) Morningside Avenue is 31.0 metres;
   (iii) any other street is 9.0 metres; and

(B) the minimum setback from side lot line and rear lot line is a distance equal to one half the height
   of the building.

(C) the minimum separation between the main walls of two buildings on the same is a distance equal
   to one half the combined total height of the two buildings;

(D) indoor amenity space must be provided at the rate of 46 square metres for the first dwelling unit
   plus 0.9 square metres for each dwelling unit in excess of 50;

(E) the maximum gross floor area must not be greater than 1.7 times the area of the lot;

(F) the maximum lot coverage is 18%;

(G) underground parking structures may be located in a required yard 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 must be provided at a rate of 3 for each 20 dwelling units; and
    (i) the only use permitted is a dwelling unit in a senior citizens’ apartment building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(63) Exception I 63
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the minimum setback from a lot line that abuts a street is 3.0 metres;
(B) the gross floor area of all buildings must not be more than 1.5 time the area of the lot;
(C) indoor amenity space must be provided at the rate of 2.0 square metres for each dwelling unit or bed sitting room;
(D) the maximum number of nursing beds is 180;
(E) the maximum number of dwelling unit is:
   (i) 130 if located in an apartment building;
   (ii) 26 if located in a townhouse building;

(F) the maximum height of a building or structure is 5 storeys and 22.0 metres; and

(G) parking spaces must be provided at a minimum rate of;
   (i) Minimum 0.25 for each nursing bed or bed sitting room;
   (ii) Minimum 1.4 for each townhouse dwelling unit, of which a minimum of 0.2 spaces per unit shall only be used as visitor parking spaces; and
   (iii) Maximum 0.5 for each Senior Citizens’ apartment dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(64) Exception I 64
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the minimum 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;

(B) the minimum setback from side lot line and rear lot line is a distance equal to one half the height
   of the building; and

(C) the gross floor area of all buildings must not be more than 50% of the area of the lot.

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exceptions 36 and 37, of Scarborough By-law 10327

(66) Exception I 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) The lands subject to this exception must comply with the applicable prevailing by-law, being City of Toronto by-law 148-2004.

(67) Exception I 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the only use permitted on the lands covered by this exception is a detention facility operated by the Government of Canada or the Province of Ontario.

Prevailing By-laws and Prevailing Sections: (None Apply)

(68) Exception I 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) only a fire hall, police station or ambulance depot is permitted and the building must be;

(i) setback from a lot line that abuts a street is 7.5 metres; and

(ii) setback from a side lot line is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(69) Exception I 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the only uses permitted on these lands is a Senior Citizens' Home and a Seniors' Day Care Centre;

(B) For the purposes of this Exception:

(i) Senior Citizens' Home 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(70) Exception I 70
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Only a **Nursing Home** is permitted with a maximum of 199 beds;

(B) **parking spaces** must be provided at a minimum rate of 3 for each 10 beds;

(C) required **parking space** are only to be located in a **side yard** or **rear yard**, except that **parking spaces** may be located in the **front yard** or a **side yard** that abuts a **street** on Lots 22 to 26 inclusive, of Registered Plan Number 5033;

(D) a minimum of 25% of the **lot area** must be used for **landscaping**;

(E) except for permitted **parking spaces** and **drive aisles**, the **front yard** must be used for no other purpose than **landscaping**; and

(F) a minimum of one elevator must be provided in each **building** of more than one-**storey** in height.

Prevailing By-laws and Prevailing Sections: (None Apply)

(71) **Exception I 71**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(72) **Exception I 72**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Only the following uses are permitted:

(i) a **Place of Worship**;

(ii) a **retirement home** consisting of a maximum of 190 self-contained **dwelling units** and in addition there must be communal eating and recreation facilities; and

(iii) medical office, office, and convenience commercial uses, **ancillary** to the **retirement home**, if the total cumulative interior floor of all these uses is not more than 92.0 square metres; 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** must 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** must be provided in compliance with the following:

(i) for a **Place of Worship** use, at a minimum rate of 13.24 **parking spaces** for each 100 square metres of the following: **gross floor area** minus the **interior floor area of basements** and rooms used exclusively for heating, cooling, ventilation and electrical; and

(ii) For **retirement home**, at a minimum rate of one **parking space** for each 5 **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)
(73) Exception I 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the only uses permitted on the lot are:

(i) Day Nursery;
(ii) Nursing Home;
(iii) Place of Worship; and
(iv) Retirement Home; 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;

(C) the maximum height of a building is 12.0 metres and 3 storeys;

(D) the maximum lot coverage is 50%; and

(E) parking spaces for the nursing home and retirement home must be provided at a minimum rate of 0.3 for each bed sitting room and dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

(74) Exception I 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the only uses permitted on the lot are:

(i) Day Nursery;
(ii) Nursing Home;
(iii) Hospital; and
(iv) Retirement Home; and

(B) the intensity of use must not exceed an F.S.I. of 1.8; and for the purpose of this exception:

(i) Floor Space Index (F.S.I.) means the ratio of the total floor area to the area of the lot and is defined as: "Total Floor Area means the aggregate of the areas of each floor above grade measured between the exterior walls of the building or structure at the level of each floor including any part of the building or structure above grade used for the storage or parking of motor vehicles, locker storage and laundry facilities, but excluding any part of the building or structure used for retail commercial purposes open to the public and any area used for recreational or mechanical purposes"; and

(C) the minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;

(D) the minimum above ground separation between the main walls of two buildings is a distance equal to one half the total combined height of the two buildings;

(E) amenity space must be provided at a minimum rate of 46 square metres for the first dwelling unit plus 0.9 square metres for each dwelling unit in excess of 50;

(F) the minimum building setback from a lot line that abuts a street is:

(i) 18.0 metres if the lot line abuts Sheppard Avenue; and
(ii) 12.0 metres if the lot line abuts Pharmacy Avenue; and

(G) parking spaces must be provided at a minimum rate of 1 for each 7 dwelling units or bed-sitting rooms;

(H) the maximum lot coverage is 19.6%; and

(I) parking spaces are permitted to be located in a yard that abuts Pharmacy Avenue
Prevailing By-laws and Prevailing Sections: (None Apply)

(76) Exception I 76
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts a street is
   (i) 36.0 metres, measured from the original centreline of the street if the lot line abuts Finch 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 must be set back from a lot line a distance equal to the distance between the elevation of the finished surface of the lowest floor of the structure and the elevation of the ground at the front lot line;
(D) all lands not used for parking spaces and driveways must be landscaped; and
(E) the only uses permitted are Ambulance Depots, fire halls, Police Stations, Police Training Facilities, Public Utilities and Public Works Yards.

Prevailing By-laws and Prevailing Sections: (None Apply)

(77) Exception I 77
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts Finch Avenue is 36.0 metres, measured from the original centreline of the street;
(B) the minimum building setback from a side lot line and rear lot line is 7.5 metres;
(C) a maximum of 8 parking space used only for visitor parking may be located in the front yard; and
(D) despite the uses permitted in article 80.10.20, the only uses permitted are Ambulance Depots, fire halls, Police Stations, Police Training Facilities, Public Utilities and Public Works Yards.

Prevailing By-laws and Prevailing Sections: (None Apply)

(85) Exception I 85
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) Despite regulation to the contrary, only a nursing home is permitted;
(B) the minimum building setback from a lot line that abuts Ellesmere Road is 36.0 metres, measured from the original centreline of the street;
(C) the minimum building setback from a side lot line and rear lot line is the greater of 7.5 metres and one half the height of the building;
(D) a minimum of 30% of the lot area must be used for no other purpose than landscaping;
(E) the maximum building height is the lesser of 8 storeys and 26 metres;
(F) parking spaces must be provided at a minimum rate of 0.3 for each bed in the nursing home; and
(G) parking spaces may only be located in a side yard or rear yard.

Prevailing By-laws and Prevailing Sections: (None Apply)

(86) Exception I 86
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) In addition to the uses permitted in the zone, a senior’s apartment building, nursing homes,
living accommodation for Scarborough hospital personnel, and offices for medical practitioners are also permitted;

(B) the maximum lot coverage is the lot coverage that existed on the date of the enactment of this By-law; and

(C) the maximum gross floor area is the gross floor area that existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(87) Exception I 87
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the zone, a senior's apartment building, nursing homes, living accommodation for Scarborough hospital personnel, and offices for medical practitioners are also permitted;

(B) the maximum gross floor area is the gross floor area that existed on the date of the enactment of this By-law; and

(C) the maximum lot coverage is the lot coverage that existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(88) Exception I 88
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a post-secondary school is permitted.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 317 Dundas Street West, Section 12(2) 226 of former City of Toronto of By-law 438-86.

(C) On 317 DUNDAS ST W, City of Toronto by-law 997-04.

(D) On 20 GRANGE RD, 100 MC CAUL ST, 100R MC CAUL ST, the even numbered addresses of 74 - 76 MC CAUL ST, and 80 MC CAUL ST, City of Toronto by-law 714-01.

(90) Exception I 90
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 8, of Scarborough By-law 12077

(91) Exception I 91
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the only uses permitted are a residential care facility and office related to the provision of community or public services;

(B) the minimum building setback from a lot line is:

   (i) 3.0 metres from a lot line that abuts a street;
   (ii) 5.0 metres from a side lot line; and

(C) the maximum lot coverage is 35%;

(D) parking spaces must be provided at a minimum rate of:
(i) 1.0 for each 100 square metres of **gross floor area** use for the residential care facility; and
(ii) 2.25 for each 100 square metres of **gross floor area** use for office related to the provision of community or public services.

Prevailing By-laws and Prevailing Sections: (None Apply)

(93) **Exception I 93**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the only use permitted is a Fire Hall;

(B) the minimum **building setback** is:

(i) 12.0 metres from the **front lot line**; and

(ii) 1/2 the height of the **building** from a **side lot line** and **rear lot line**; and

(C) the maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(94) **Exception I 94**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

(B) a wholly enclosed and roofed **building** or **structure** used for the storage of waste may be located in a **front yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street**; and

(C) A minimum of 20% of the required **parking spaces** are for visitor parking only.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 46, of Scarborough By-law 10327.

(95) **Exception I 95**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

**900.31 IH - Zone**

**900.31.1 General**

(1) **(1) IH Zone Exceptions**

The regulations located in Article 900.31.10 apply only to the exceptions subject to the IH zone and identified with the corresponding exception number.

**900.31.10 Exceptions for IH Zone**

(2) **Exception IH 2**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) A single nursing home use is permitted provided:
(i) the maximum height of the nursing home is the lesser of 3 storeys and 12.0 metres;
(ii) the nursing home shall have a maximum of 160 bed-sitting rooms;
(iii) there must 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 is the lesser of 4 storeys and 16.0 metres; and
(ii) parking must be provided at the minimum rate of 3.0 spaces for each 100 square metres used as a financial institution or pharmacy and at a minimum rate of 5.5 parking spaces for each 100 square metres used for all other offices uses in the building.

(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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception IH 3
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the maximum lot coverage shall be 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(4) Exception IH 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 55 & 57 Ameer Street, 3560 Bathurst Street, and 30-36 Baycrest Avenue, Section 64.44(2), of the former City of North York Zoning By-law 7625.
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(6) Exception IH 6
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the maximum 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
(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; and

(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;

Prevailing By-laws and Prevailing Sections: (None Apply)

(8) Exception IH 8
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum lot coverage must not exceed the lower of:
   (i) 35%; or
   (ii) that which existed on the date of the enactment of this By-law; 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; and

(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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception IH 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the ground floor area must not exceed 40% of the lot area;

(B) the minimum front yard setback is 18 metres where the front lot line front onto Birchmount Road;

(C) the minimum setback from a side lot line and rear lot line is a distance equal to one half the height of the building; and

(D) the only use permitted is a hospital.

Prevailing By-laws and Prevailing Sections: (None Apply)

(11) Exception IH 11
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts a street is 3.0 metres; and

(B) the gross floor area of all buildings must not be more that 100% of the lot area.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 23 and 24, of Scarborough By-law 11883.

(12) Exception IH 12
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) in addition to the uses permitted in the zone, the following uses are also permitted:

(i) Public School;
(ii) Private School;
(iii) Recreational Use;
(iv) Club;
(v) Place of Worship; and
(vi) Retirement Home.

Prevailing By-laws and Prevailing Sections: (None Apply)

(13) Exception IH 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) City of Toronto by-law 124-2002.

(15) Exception IH 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts:
   (i) Lawrence 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(16) Exception IH 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On a lot in the area bounded by College 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 [TO: 438-86; 12(1) 397(ii)]; and
(B) On a lot, public parking as a principal use in a building or structure is not permitted. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 256 of former City of Toronto By-law 438-86.

(23) Exception IH 23
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On a lot, public parking as a principal use in a building or structure is not permitted. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(2) 256 of former City of Toronto By-law 438-86.
(B) City of Toronto by-law 593-06.
(C) On 610 UNIVERSITY AVE, former City of Toronto by-law 326-92.
900.32 IE - Zone

900.32.1 General

(1) IE Zone Exceptions
The regulations located in Article 900.32.10 apply only to the exceptions subject to the IE zone and identified with the corresponding exception number.

900.32.10 Exceptions for IE Zone

(2) Exception IE 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) no building 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 is 11.0 metres;
(C) The minimum number of parking space required is:
   (i) one parking space for every two full-time students of the University on this campus, and
   (ii) one parking space for every two members of the Faculty of the University on this campus;
   and
(D) the parking requirements contained in (C) shall apply to the all lands subject to Exception 2, despite any future division of the lands.
Prevailing By-laws and Prevailing Sections:
(A) Section 64.21(1) of the North York zoning by-law 7625 (None Apply)

(8) Exception IE 8
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) a maximum of 12 coin operated amusement devices and one billiard table are permitted if located in the games room of Humber College Lake Shore Campus.
Prevailing By-laws and Prevailing Sections:
(A) Former City of Etobicoke by-law 1988-11.

(10) Exception IE 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands municipally known as 603 Davenport Road in 1983, a vehicle fuel station is a permitted use if all other regulations of this By-law are complied with. [TO: 438-86; 12(1) 262]
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 359 of former City of Toronto By-law 438-86.

(12) Exception IE 12
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) These lands must comply with former Borough of East York by-law 91-1991.
900.33 IS - Zone

900.33.1 General

(1) IS Zone Exceptions
The regulations located in Article 900.33.10 apply only to the exceptions subject to the IS zone and identified with the corresponding exception number.

900.34 IPW - Zone

900.34.1 General

(1) IPW Zone Exceptions
The regulations located in Article 900.34.10 apply only to the exceptions subject to the IPW zone and identified with the corresponding exception number.

900.34.10 Exceptions for IPW Zone

(1) Exception IPW 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of North York by-law 26795.
(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(2) Exception IPW 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum building height is the height of the building existing on the date of the enactment of this by-law;
(B) the minimum building setback from a front lot line is 12.0 metres;
(C) the minimum building setback from a side lot line is 3.0 metres;
(D) the minimum building setback from a rear lot line is 7.5 metres;
(E) the maximum gross floor area of all buildings may not be more than 37% of the lot area
(F) the maximum lot coverage is 20%;
(G) the maximum gross floor area must not exceed 0.75 times the area of the lot.
(H) a structure used for below grade parking may encroach into a required yard setback that abuts a street if it is setback from a lot line the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to distance from the elevation of the surface of the lowest floor used for parking to the elevation of finished grade; and
(I) a 1.5 metre wide strip of land along the entire length of the southerly lot line must be used for soft landscaping.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception IPW 3
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) the only use permitted is a place of worship;

(B) the minimum setback from a lot line is:
   (i) 12.0 metres from a front lot line; and
   (ii) 7.5 metres from all other lot lines; and

(C) a structure used for below grade parking may encroach into a required yard setback that abuts a street provided it is setback from a lot line the greater of:
   (i) 3.0 metres; and
   (ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade; and

(D) the gross floor area of all buildings must not exceed 35% of the lot area; and

(E) parking spaces must be provided at a minimum rate of 3.57 for each 100 square metres of building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(4) Exception IPW 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum setback from a front lot line is 12.0 metres;

(B) The minimum setback from a side lot line is the distance equal to the greater of:
   (i) 15.0 metres where the lot line abuts a lot in a RD zone or RS zone;
   (ii) one half the height of the building;
   (iii) one half the width of the building

(C) the minimum setback from a rear lot line is 7.5 metres;

(D) the maximum lot coverage is 50%; and

(E) the minimum separation between two buildings on the same lot is a distance equal to one half the combined height of the two buildings; and

(F) the maximum height of a building or structure is the actual building height that existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(6) Exception IPW 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts Bridletowne Circle is 12.0 metres;

(B) the maximum gross floor area permitted is 2583 square metres if there is a minimum of 87 parking spaces located on the lot;

(C) the maximum lot coverage is 50%;

(D) the minimum setback from a side lot line and rear lot line is a distance equal to one half the height of the building;

(E) the minimum separation between two buildings on the same lot is a distance equal to one half the combined height of the two buildings;

(F) the maximum height of a building or structure is the actual building height that existed on the date of the enactment of this By-law; and

(G) if the gross floor area of all buildings on the lot is greater than a gross floor area of 2583 square metres, parking spaces for the gross floor area in excess of 2583 square metres must be provided at the parking rate required in this by-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(7) Exception IPW 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts a street is 12.0 metres;

(B) the minimum setback from a side lot line and rear lot line is a distance equal to one half the height of the building;

(C) the minimum separation between two buildings on the same lot is a distance equal to one half the combined height of the two buildings; and

(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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(9) Exception IPW 9
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of an existing place of worship is the height of the existing building as it existed on the date of the enactment of this By-law;

(B) the maximum lot coverage is the percentage of the lot area covered by buildings as they existed on the lot on the date of the enactment of this By-law; and

(C) the minimum building setback from a lot line is the building setback from each respective lot line to the main wall of the building s on the lot as they existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception IPW 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts Birchmount Road is 22.0 metres, measured from the original centreline of the street;

(B) the minimum setback from a side lot line is a distance equal to one half the height of the building;

(C) the minimum separation between two buildings on the same lot is a distance equal to one half the combined height of the two buildings;

(D) the minimum setback from a side lot line that abuts a street other than Birchmount Road is 5.7 metres; and

(E) the maximum lot coverage is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(11) Exception IPW 11
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(12) Exception IPW 12
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) the minimum setback from a front lot line is 25.0 metres;

(B) the minimum setback from a side lot line is a distance equal to one half the height of the building; and

(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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(13) Exception IPW 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a front lot line is 6.0 metres;

(B) the minimum setback from a side lot line is a distance equal to one half the height of the building;

(C) the maximum permitted height of a building or structure is the actual height of the building as it existed on the date of the enactment of the by-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception IPW 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception IPW 15
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum building setback from a lot line is:

(i) from a front lot line, 7.5 metres;

(ii) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;

(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%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(16) Exception IPW 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a building is the height of the building that lawfully existed on the date of
the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
(B) the minimum setback from a lot line that abuts Markham Road is 36.0 metres, measured from the
original centreline of the street;
(C) the minimum setback from a side lot line or rear lot line is a distance equal to one half the height of
the building;
(D) the maximum lot coverage is 50%.
Prevailing By-laws and Prevailing Sections: (None Apply)

(18) Exception IPW 18
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum setback from a lot line that abuts Warden Avenue is 22.0 metres, measured from the
original centreline of the street;
(B) the minimum setback from a side lot line is a distance equal to one half the height of the building;
(C) the maximum lot coverage is 50%; and
(D) the maximum height of a building is the height of the building that lawfully existed on the date of
the enactment of this By-law, excluding any spire, belfry or similar architectural feature.
Prevailing By-laws and Prevailing Sections: (None Apply)

(19) Exception IPW 19
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum setback from a lot line that abuts a street is
   (i) 30.0 metres where the lot line abuts Lawrence Avenue, measured from the original
       centreline of the street; and
   (ii) 6.0 metres in all other cases;
(B) the minimum setback from a side lot line is a distance equal to one half the height of the building;
(C) the maximum lot coverage is 50%; and
(D) the maximum height of a building is the height of the building that lawfully existed on the date of
    the enactment of this By-law, excluding any spire, belfry or similar architectural feature.
Prevailing By-laws and Prevailing Sections: (None Apply)

(20) Exception IPW 20
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum setback from a lot line that abuts a street is
   (i) 27.0 metres where the lot line abuts Victoria Park Avenue, measured from the original
       centreline of the street; and
   (ii) 6.0 metres in all other cases;
(B) the minimum setback from a side lot line is a distance equal to one half the height of the building;
(C) the maximum lot coverage is 50%; and
(D) the maximum height of a building is the height of the building that lawfully existed on the date of
    the enactment of this By-law, excluding any spire, belfry or similar architectural feature.
Prevailing By-laws and Prevailing Sections: (None Apply)

(21) Exception IPW 21
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 24.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** is a distance equal to one half the height of the **building**;

(C) the maximum **lot coverage** is 50%; and

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) **Exception IPW 22**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** is a distance equal to one half the height of the **building**;

(C) the **gross floor area** on the **lot** must not be more than 80% of the **lot area**;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law

Prevailing By-laws and Prevailing Sections: (None Apply)

(24) **Exception IPW 24**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** is a distance equal to one half the height of the **building**;

(C) the minimum setback from a **side lot line** that abuts a **street** is the greater of:

(i) 5.7 metres; and

(ii) a distance equal to one half the height of the **building**;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) **Exception IPW 25**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Bellamy Road is 25.0 metres;

(B) the minimum **building setback** from a **side lot line** is a distance equal to one half the height of the **building**;

(C) the maximum **gross floor area** on the **lot** minus the **gross floor area** of the **basement** must not be more than 40% of the **lot area**;

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(E) the maximum number of **storeys** is 4.

Prevailing By-laws and Prevailing Sections: (None Apply)

(27) **Exception IPW 27**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Site Specific Provisions:

(A) the minimum setback from a front lot line is:
   (i) where the front lot line abuts Danforth Avenue, Danforth Road or Warden Avenue is 25.0 metres, measured from the original centreline of the street;
   (ii) 6.0 metres in all other cases;

(B) the minimum setback from a side lot line is a distance equal to one half the height of the building;

(C) the maximum lot coverage is 50%; and

(D) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) Exception IPW 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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 must not be more than 70% of the area of the lot;

(D) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and

(E) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(29) Exception IPW 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum 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%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(30) Exception IPW 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum building setback from a lot line is:
   (i) 17.5 metres from a front lot line, measured from the original centreline of the street;
   (ii) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;
   (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.
Prevailing By-laws and Prevailing Sections: (None Apply)

(31) Exception IPW 31
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
(B) the minimum building setback from a lot line is:
   (i) from a front lot line is 30 metres where it abuts Ellesmere Road, measured from the original centreline of the street;
   (ii) from a side lot line, a distance equal to one half the height of the building;
   (iii) from a rear lot line, the distance between the rear lot line and the closest main wall of a lawfully existing building;
(C) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(32) Exception IPW 32
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the minimum 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(33) Exception IPW 33
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts Midland Avenue is 16.5 metres measured from the original centreline of the street;
(B) the minimum setback from a side lot line is:
   (i) 2.4 metres if the side lot line that abuts a street; and
   (ii) 0.45 metres in all other cases;
(C) the gross floor area of all buildings must not exceed 30% of the lot area;
(D) the maximum lot coverage is 33%;

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 29 of Scarborough By-law 9364

(34) Exception IPW 34
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(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.

Prevailing By-laws and Prevailing Sections: (None Apply)
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a front lot line is:
   (i) 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
(B) the minimum setback from a lot line is that abuts a street is 22 metres, measured from the original centreline of the street:
(C) the minimum setback from a side lot line is the distance equal to one half the height of the building;
(D) gross floor area calculations do no include basements

Prevailing By-laws and Prevailing Sections: (None Apply)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a front lot line is 6.0 metres; and
(B) the minimum setback from a side lot line is a distance equal to one half the height of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;
(B) the minimum building setback from a lot line is:
   (i) from a lot line that abuts Kennedy Road is 25.0 metres measured from the original centreline of the street;
   (ii) from a side lot line, is a distance equal to one half the height of the building;
   (iii) from a rear lot line, the distance between the rear lot line and the closest main wall of a lawfully existing building;
(C) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a building is the height of the building that lawfully existed on the date of
the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum building setback from a lot line is:

(i) from a front lot line, 16.0 metres measured from the original centreline of the street;
(ii) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;
(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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(40) Exception IPW 40
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts a street is:

(i) 18.0 metres where the lot line abuts Finch Avenue;
(ii) 12.0 metres where the lot line abuts Pharmacy Avenue; and
9.0 metres in all other cases; and

(B) the minimum setback from a side lot line and rear lot line is a distance equal to one half the height of the building;

(C) the maximum lot coverage is 50%;

(D) a structure used for below grade parking is permitted to encroach into a required yard setback that abuts a street provided it is setback from a lot line a distance equal to distance from the surface of the lowest floor used for parking to the finished grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

(42) Exception IPW 42
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a lot line is:

(i) from a lot line that abuts a street, 3.0 metres;
(ii) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;
(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 minimum 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(43) Exception IPW 43
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a lot line is:

(i) from a lot line that abuts a street, 3.0 metres;
(ii) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;
(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.

Prevailing By-laws and Prevailing Sections: (None Apply)

44 Exception IPW 44
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) a place of worship is permitted provided a minimum of 86 parking spaces are provided for the first 2782 square metres of building used as a place of worship and any gross floor area in excess of 2782 square metres and used as a place of worship shall provide parking in compliance with the requirements of this By-law; and

(B) the minimum setback from a lot line that abuts a street is 12.0 metres;

(C) the minimum setback from a side lot line and rear lot line is a distance equal to one half the height of the building;

(D) the minimum separation between two buildings on the same lot is a distance equal to one half the combined total height of the two buildings; and

(E) the maximum lot coverage is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

45 Exception IPW 45
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts a street is:
   (i) 18.0 metres where it abuts Sheppard Avenue, Neilson Road or Finch Avenue
   (ii) 9.0 metres in all other cases;

(B) the minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;

(C) the minimum separation between the main wall of two buildings on the same lot is a distance equal to one half the total combined height of the two buildings; and

(D) the maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

46 Exception IPW 46
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(47) Exception IPW 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum building setback from a lot line is:

(i) from a front lot line, the distance between the front lot line and the closest main wall of a lawfully existing building;

(ii) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;

(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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(48) Exception IPW 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(49) Exception IPW 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

(50) Exception IPW 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line is:
   (i) 18.0 metres where the lot line abuts Sheppard Avenue; and
   (ii) 12.0 metres where the lot line abuts Milner Avenue; and
   (iii) 12.0 metres from any other lot line;

(B) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(C) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law;

(D) a gymnasium is also a permitted use on these lands.

Prevailing By-laws and Prevailing Sections: (None Apply)

(51) Exception IPW 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) dwelling unit are permitted provided there is a minimum of 480 square metres used as a place of worship;

(B) the number of dwelling units must not be more than 1 dwelling unit for each 75.7 square metres of lot area;

(C) the gross floor area for all uses on the lot must not be more than 1.41 times the area of the lot;

(D) the minimum setback from a lot line that abuts a street is 3.0 metres;

(E) parking spaces must be provided at a minimum rate of 1 parking space for dwelling unit, of which 30% must be for visitor parking only;

(F) of the required parking space 25% may have a minimum width of 2.5 metres;

(G) the maximum height of a building or structure is the lesser of 10 storeys and 33 metres; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 32, of Scarborough By-law 14402

(52) Exception IPW 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(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 must not be more than 40% of the area of the lot;

(D) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.

(F) parking spaces must 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 200.

Prevailing By-laws and Prevailing Sections: (None Apply)

(53) Exception IPW 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) For a place of worship and it ancillary uses, parking spaces must be provided at the minimum rate of 7.7 for each 100 square metres of gross floor area;

(B) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(C) the minimum building setback from a lot line is:

(i) from a lot line that abuts a street, 3.0 metres;

(ii) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;

(iii) from a rear lot line, the distance between the rear lot line and the closest main wall of a lawfully existing building; and

(D) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(54) Exception IPW 54
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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; and

(D) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(55) Exception IPW 55
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a front lot line is 9.0 metres;

(B) The minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;

(C) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and

(D) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(56) Exception IPW 56
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a front lot line is:

(i) 22.0 metres where the lot line abuts Midland Avenue or Brimley Road, measured from the original centreline of the street;

(ii) 33.0 metres where the lot line abuts Sheppard Avenue, measured from the original centreline of the street

(B) The minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;

(C) the maximum lot coverage is 50%; and
(D) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(57) Exception IPW 57
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a front lot line is:

(i) 33.0 metres where the lot line abuts Sheppard Avenue, measured from the original centreline of the street;

(ii) 9.0 metres from all other streets;

(B) The minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;

(C) the maximum lot coverage is 50%; and

(D) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(58) Exception IPW 58
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a front lot line is:

(i) 33.0 metres where the lot line abuts Sheppard Avenue, measured from the original centreline of the street;

(ii) 9.0 metres from all other streets;

(B) The minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;

(C) the maximum lot coverage is 50%; and

(D) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(59) Exception IPW 59
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts:

(i) Heather Road is 9.0 metres;

(ii) Brimley Road is 12.0 metres;

(B) The minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;

(C) the minimum separation between the main walls of two building on the same lot is a distance equal to one half the combined total height of the two buildings;

(D) the maximum lot coverage is 20%;

(E) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(60) Exception IPW 60
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) the minimum setback from a **front lot line** that abuts Sheppard Avenue is 33.0 metres, measured from the original centreline of the **street**;

(B) The minimum setback from a **side lot line** or **rear lot line** is a distance equal to one half the height of the **building**;

(C) the maximum **lot coverage** is 50%; and

(D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

Prevailing By-laws and Prevailing Sections: (None Apply)

(61) Exception IPW 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **front lot line** is 12.0 metres;

(B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to one half the height of the **building**;

(C) the maximum **lot coverage** is 40%;

(D) the minimum setback from a **lot line** that abuts a **lot** in a RD zone is 7.5 metres; and

(E) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(63) Exception IPW 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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; and

(E) for the first 1720 square metres of **gross floor area** a minimum of 5 **parking space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

(64) Exception IPW 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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** must be set back from a **lot line** that abuts a **street** a minimum of 6.0 metres;

(C) **parking spaces** must be provided at a minimum rate of 6 for each 100 square metres of **gross floor area**;

(D) the maximum height of a **building** is the height of the **building** that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that lawfully existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(66) Exception IPW 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) the maximum **lot coverage** is 22%;
(B) the minimum 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**; and
(E) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

Prevailing By-laws and Prevailing Sections: (None Apply)

(68) **Exception IPW 68**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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** must not be more than 40% of the area of the **lot**;
(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(70) **Exception IPW 70**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Kingston Road is 30.0 metres, measured from the original centreline of the **street**;
(B) the minimum setback from **side lot line and rear lot line** is a distance equal to one half the height of the **building**; and
(C) the maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(71) **Exception IPW 71**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
(B) the minimum setback from **side lot line and rear lot line** is a distance equal to one half the height of the **building**; and
(C) the maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(72) **Exception IPW 72**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
(A) the minimum setback from a lot line that abuts Lawrence Avenue is 36.0 metres, measured from the original centreline of the street; 
(B) the minimum setback from side lot line and rear lot line is a distance equal to one half the height of the building; and 
(C) the maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(73) Exception IPW 73
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum setback from a lot line that abuts Lawrence Avenue is 36.0 metres, measured from the original centreline of the street; 
(B) the minimum setback from side lot line and rear lot line is a distance equal to one half the height of the building; 
(C) the maximum lot coverage is 50%; 
(D) indoor amenity space must be provided at a rate 1.5 square metres for each dwelling unit; and 
(E) parking space may be located in a yard that abuts a street; and 

Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 84, of Scarborough By-law 10327

(74) Exception IPW 74
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the gross floor are of all buildings must not be more that 30% of the area of the lot; 
(B) the minimum setback from a lot line that abuts a street is 3.0 metres; and 
(C) the minimum setback from the westerly lot line is 18.0 metres. 

Prevailing By-laws and Prevailing Sections: (None Apply)

(75) Exception IPW 75
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum setback from a lot line that abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive is 25.0 metres, measured from the original centreline of the street; 
(B) the minimum setback from side lot line and rear lot line is a distance equal to one half the height of the building; and 
(C) the maximum lot coverage is 50%; and 

Prevailing By-laws and Prevailing Sections: (None Apply)

(76) Exception IPW 76
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) the minimum setback from a lot line that abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive is 25.0 metres, measured from the original centreline of the street; 
(B) the minimum setback from side lot line and rear lot line is a distance equal to one half the height of the building; 
(C) the maximum lot coverage is 50%; and 
(D) all lands not covered by buildings and required parking must be landscaped. 

Prevailing By-laws and Prevailing Sections: (None Apply)

(79) Exception IPW 79
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts a street is 3.0 metres.
(B) parking spaces must be provided at a minimum rate of 7.7 for each 100 square metres of gross floor area;
(C) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
(D) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(80) Exception IPW 80
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the gross floor area of all buildings must not be more than 40% of the area of the lot;
(B) parking spaces must be provided at a minimum rate of 7.7 for each 100 square metres of gross floor area;
(C) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and
(D) the maximum lot coverage is equal to the area of the lot covered by all buildings and structures that lawfully existed on the date of the enactment of this By-law; and
(E) the minimum building setback from a lot line is:
   (i) from a front lot line, the distance between the front lot line and the closest main wall of a lawfully existing building;
   (ii) from a side lot line, the distance between the side lot line and the closest main wall of a lawfully existing building;
   (iii) from a rear lot line, the distance between the rear lot line and the closest main wall of a lawfully existing building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(81) Exception IPW 81
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts Midland Avenue is 25.0 metres, measured from the original centreline of the street;
(B) the minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;
(C) the minimum separation between the main walls of two buildings on the same lot is a distance equal to one half the combined total height of the two buildings; and
(D) the maximum lot coverage is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(82) Exception IPW 82
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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 buildings must not be more than 30% of the lot area; and
(D) a minimum of 2 parking space must be provided for each dwelling unit.
Prevailing By-laws and Prevailing Sections: (None Apply)

(83) **Exception IPW 83**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line is 7.5 metres;
(B) the maximum lot coverage is 20%; and
(C) the gross floor area of all buildings must not be more than 40% of the lot area.

Prevailing By-laws and Prevailing Sections: (None Apply)

(88) **Exception IPW 88**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from the front lot line is 16.5 metres measured from the centre line of the original road allowance;
(B) the minimum side yard setback and rear yard setback is the distance equal to half the height of the building; and
(C) the maximum lot coverage for all buildings is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(89) **Exception IPW 89**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback from a lot line that abuts Ellesmere Road and Lawrence Avenue is 36.0 metres measured from the original centre line of the street;
(B) the minimum building setback from a side lot line is a distance equal to one half the height of the building;
(C) the maximum gross floor area of all building minus the gross floor area of basements must not exceed 40% of the lot area.

Prevailing By-laws and Prevailing Sections: (None Apply)

(90) **Exception IPW 90**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of an existing place of worship is the height of the existing building as it existed on the date of the enactment of this By-law;
(B) the maximum lot coverage is the 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:
   (i) 3.0 metres if the lot line abuts Old Kingston Road;
   (ii) 13.0 metres if the lot line abuts Morrish Road, measured from the centreline of Morrish Road;
   (iii) from a side lot line, 1.7 metres for the south-west corner of the building and 1.55 metres for the north-west corner of the building; and
   (iv) from a rear lot line, the building setback as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(91) **Exception IPW 91**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line abutting a street is:

(i) 30.0 metres if the lot line abuts Warden Avenue, and is measured from the original centre line of the street; and
(ii) 16.0 metres if the lot line abuts Huntingwood Drive, and is measured from the original centre line of the street;

(B) the minimum building setback from a lot line that does not abut a street is the building setback from each respective lot line to the main wall of the building on the lot as it existed on the date of the enactment of this By-law;

(C) the maximum lot coverage is 40%;

(D) a strip of land having a minimum width of 13.5 metres and running along all lot lines abutting a lot in an RD zone must be used only for soft landscaping, other than a permitted driveway access from Huntingwood Drive; and

(E) the maximum building height of an existing place of worship is the height of the existing building as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(92) Exception IPW 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a front lot line that abuts Sheppard Avenue is 21.0 metres, measured from the original centre line of the street;

(B) The minimum setback from a side lot line or rear lot line is a distance equal to one half the height of the building;

(C) the maximum lot coverage is the lot coverage the existed on the date of the enactment of this by-law;

(D) Gross floor area of all buildings must not exceed 40% of the lot area;

(E) the maximum height of a building is the height of the building that lawfully existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and

(F) parking must be provided at a minimum rate of 7.7 parking spaces for 100 square metres of gross floor area.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 11, of Scarborough By-law 15907

(93) Exception IPW 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a building or structure is the height of the building or structure that lawfully existed on the date of the enactment of this By-law;

(B) the minimum building setback is:

(i) 25.5 metres from a lot line that abuts Lawrence Avenue East, measured from the original centre line.

(ii) 1/2 the height of the building from any other lot line;

(C) the maximum lot coverage is the percentage of the area of the lot covered by all building on the date of the enactment of this by-law; and

(D) the maximum building height is the actual lawful height of the existing building, on the date of the enactment of this by-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(94) Exception IPW 94
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line that abuts Old Kingston Road is 22.0 metres, measured from the original centreline of the street;

(B) the maximum lot coverage is 50%.

Prevailing By-laws and Prevailing Sections: (None)

(95) Exception IPW 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a lot line is 3.0 metres; and

(B) the maximum gross floor area is 33% of the area of the lot.

Prevailing By-laws and Prevailing Sections: (None)

(96) Exception IPW (x96)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum building setback is:

   (i) 22.0 metres from a lot line that abuts Bellamy Road, measured from the original centre line.

   (ii) 1/2 the height of the building from any other lot line; and

(B) the maximum gross floor area excluding basements is 40% of the area of the lot.

Prevailing By-laws and Prevailing Sections: (None)

900.40 O - Zone

900.40.1 General

(1) O Zone Exceptions

The regulations located in Article 900.40.10 apply only to the exceptions subject to the O zone and identified with the corresponding exception number.

900.40.10 Exceptions for O Zone

(2) Exception O 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in an O zone, a parking area for the industrial buildings erected on 265 Bartley Drive is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(44) Exception O 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands a transportation use that is a railway line is a permitted use. [TO: 438-86; 12 (1) 258]
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 381 of former City of Toronto By-law 438-86.
(B) Section 12(1) 382 of former City of Toronto By-law 438-86.
(C) On 340 CHRISTIE ST, former City of Toronto by-laws 233-78, 105-78, 106-78, 484-79, and 169-81.

(133) Exception O 133
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 312 of former City of Toronto By-law 438-86.
(B) Section 12(1) 366 of former City of Toronto By-law 438-86.
(C) On 27 RICHMOND ST W, and the even numbered addresses 8-14 TEMPERANCE ST, former City of Toronto by-laws 998-88, 74-93, and 1994-0605 and City of Toronto by-law 460-2006.

(135) Exception O 135
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 1 Davenport Road in 2002, Section 12(1) 459 of former City of Toronto By-law 438-86.

(158) Exception O 158
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 50 PRICEFIELD RD, City of Toronto by-law 398-00.

(166) Exception O 166
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) Despite regulations to the contrary, a maximum of one detached house is permitted.
Prevailing By-laws and Prevailing Sections: (None Apply)

(180) Exception O 180
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) On the lands municipally known as 12 Alexandra Street in 1981, a place of assembly that is a theatre is a permitted use in a building that has existing on the lot in 1981, if the maximum interior floor area does not exceed 836 square metres. [TO: 438-86; 12 (1) 184]
Prevailing By-laws and Prevailing Sections:

(A) On 12 ALEXANDER ST and 16 ALEXANDER ST, former City of Toronto by-laws 511-82 and 488-85.

(181) Exception O 181
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(190) Exception O 190
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Toronto by-law 515-76.
(B) Former City of Toronto by-law 576-76.
(C) Former City of Toronto by-law 677-76.
(D) Former City of Toronto by-law 24-77.
(E) Former City of Toronto by-law 614-77.
(F) Former City of Toronto by-law 391-78.
(G) Former City of Toronto by-law 478-78.
(H) Former City of Toronto by-law 664-78.
(I) Former City of Toronto by-law 812-78.
(J) Former City of Toronto by-law 889-78.
(K) Former City of Toronto by-law 198-79.
(L) Former City of Toronto by-law 373-79.
(M) Former City of Toronto by-law 615-79.
(N) Former City of Toronto by-law 884-79.
(O) Former City of Toronto by-law 61-80.
(P) Former City of Toronto by-law 879-80.
(Q) Former City of Toronto by-law 116-82.
(R) Former City of Toronto by-law 145-83.
(S) Former City of Toronto by-law 92-85.
(T) Former City of Toronto by-law 514-86.

(191) Exception O 191
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Toronto by-law 531-78.
(B) Former City of Toronto by-law 532-78.
(C) Former City of Toronto by-law 533-78.
(D) Former City of Toronto by-law 204-79.
(E) Former City of Toronto by-law 39-80.
(F) Former City of Toronto by-law 546-83.
(G) Former City of Toronto by-law 547-83.
(H) Former City of Toronto by-law 49-90.
(I) On 485 SHUTER ST, former City of Toronto by-laws 284-72 and 204-79.

(193) Exception O 193
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 10 COURT ST, former City of Toronto by-laws 653-87 and 354-90.
(195) **Exception O 195**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(197) **Exception O 197**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 115 KING ST E, former City of Toronto by-law 70-90.

(203) **Exception O 203**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 19 PARK RD and 21 PARK RD, former City of Toronto by-law 657-89.

(209) **Exception O 209**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 162 BLOOR ST W, former City of Toronto by-laws 492-80 and 674-80.

(210) **Exception O 210**
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of Toronto by-law 515-76.
(B) Former City of Toronto by-law 576-76.
(C) Former City of Toronto by-law 677-76.
(D) Former City of Toronto by-law 24-77.
(E) Former City of Toronto by-law 614-77.
(F) Former City of Toronto by-law 391-78.
(G) Former City of Toronto by-law 478-78.
(H) Former City of Toronto by-law 664-78.
(I) Former City of Toronto by-law 812-78.
(J) Former City of Toronto by-law 889-78.
(K) Former City of Toronto by-law 373-79.
(L) Former City of Toronto by-law 615-79.
(M) Former City of Toronto by-law 884-79.
(N) Former City of Toronto by-law 61-80.
(O) Former City of Toronto by-law 879-80.
(P) Former City of Toronto by-law 116-82.
(Q) Former City of Toronto by-law 145-83.
(R) Former City of Toronto by-law 92-85.
(S) Former City of Toronto by-law 514-86.
(T) Former City of Toronto by-law 513-90.
(U) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE
ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE
ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE
ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 198-79.

(211) Exception O 211
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 9 Salem Avenue, 10 Westmoreland Avenue, and 11
Westmoreland Avenue in 1997, Section 12(1) 432 of former City of Toronto By-law 438-86.

(212) Exception O 212
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) On the lands municipally known as 160 Perth Avenue in 1981, an office is a permitted use. [TO:
438-86: Sec. 12 (1) 171(a)]
Prevailing By-laws and Prevailing Sections: (None Apply)

(213) Exception O 213
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 186 of former City of Toronto By-law 438-86.
(B) Section 12(1) 187 of former City of Toronto By-law 438-86.

900.41 ON - Zone

900.41.1 General

(1) ON Zone Exceptions
The regulations located in Article 900.41.10 apply only to the exceptions subject to the ON zone and
identified with the corresponding exception number.

900.41.10 Exceptions for ON Zone

(1) Exception ON 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22974.

(2) Exception ON 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 31108.

(3) Exception ON 3
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.37(18) of the former City of North York Zoning By-law 7625.

(4) Exception ON 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) Where a lawful dwelling unit existed on the premises, on the date of the enactment of this By-law, the dwelling unit is permitted if:
   (i) the maximum height of the building, is the actual height of the building that existed on the date of the enactment of this By-law;
   (ii) the maximum lot coverage, is the actual lot coverage that existed on the date of the enactment of this By-law;
   (iii) the minimum required yard setback from a lot line is the actual setback that existed from that lot line on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(5) Exception ON 5
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 27075.

(6) Exception ON 6
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Former City of North York by-law 29944.

(7) Exception ON 7
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.38(1) of the former City of North York Zoning By-law 7625.

(8) Exception ON 8
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) In addition to the uses permitted in the ON zone, a Public Works Yard is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(9) Exception ON 9
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the ON zone, an Arts and Cultural centre is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception ON 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1983-31.

(11) Exception ON 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands subject to this exception one or both of the following uses are permitted:

(i) a private residence; and

(ii) a catering business for individuals or groups who have made reservations, such as for dinners, wedding receptions, and banquets, but not for casual trade.

(B) A photography studio is also permitted as an ancillary use to a catering business, if a minimum of 1 parking space rate is provided for every 4.6 square metres of floor area, including outdoor dining area devoted to patron use.

Prevailing By-laws and Prevailing Sections: (None Apply)

(12) Exception ON 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted in the ON zone, and despite the location below the top of bank, a post-secondary school and recreation uses ancillary to the post-secondary school are also permitted.

(B) The uses permitted in (A), above, may be located in one or more wholly enclosed buildings with a total maximum gross floor area of 5,100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(13) Exception ON 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The permitted uses, buildings or structures are limited to underground utilities, flood or erosion control, storm water management, and conservation works.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception ON 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 1611 Bathurst Street, Section 12(1) 323 of former City of Toronto By-law 438-86.

(18) Exception ON 18
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 313 of former City of Toronto By-law 438-86.

(29) Exception ON 29
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 8 South Kingsway in 1993, Section 12(1) 330 of former City of Toronto By-law 438-86.

(34) Exception ON 34
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 319 of former City of Toronto By-law 438-86.
(B) City of Toronto by-law 398-00.

(38) Exception ON 38
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum lot coverage is 33%.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 34, of Scarborough By-law 9508.

900.42 OR - Zone

900.42.1 General

(1) OR Zone Exceptions
The regulations located in Article 900.42.10 apply only to the exceptions subject to the OR zone and identified with the corresponding exception number.

900.42.10 Exceptions for OR Zone

(1) Exception OR 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.37(2) of the former City of North York Zoning By-law 7625.

(2) Exception OR 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Section 64.37(5) of the former City of North York Zoning By-law 7625.

(3) Exception OR 3
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 21580.

(5) Exception OR 5
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:
   (i) 25.0 metres, where the lot line abuts Birchmount Road, measured from the original centreline of the street; and
   (ii) 9.0 metres in all other cases.
(B) The minimum building setback from a side lot line is 3.0 metres.
(C) The maximum lot coverage is 20.0%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(6) Exception OR 6
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 18.0 metres where the lot line abuts Victoria Park 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 building setback from a side lot line that abuts a street is:
   (i) 18.0 metres where the lot line abuts Victoria Park Avenue;
   (ii) 7.5 metres where the lot line abuts Pharmacy Avenue or Chester Le Boulevard; and
   (iii) 4.5 metres in all other cases.
(C) The minimum building setback from a side lot line and rear lot line is a distance equal to one half the height of the building.
(D) The minimum separation between two buildings on the same lot is a distance equal to one half the combined height of the two buildings.

Prevailing By-laws and Prevailing Sections: (None Apply)

(7) Exception OR 7
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:

(A) The minimum building setback from a front lot line is:
   (i) 7.5 metres where the lot line abuts Birchmount Road, Brookmill Boulevard or LePeer Boulevard; and
   (ii) 6.0 metres in all other cases.
(B) The minimum building setback from a side lot line that abuts a street is:
   (i) 7.5 metres where the lot line abuts Birchmount Road, Brookmill Boulevard or LePeer
Boulevard; and
   (ii) 4.5 metres in all other cases.

(C) The minimum building setback from a side lot line is a distance equal to one half the height of the building.

(D) The minimum separation between two buildings on the same lot is a distance equal to one half the combined height of the two buildings.

Prevailing By-laws and Prevailing Sections:
   (A) Schedule "C" Exception 26, of Scarborough By-law 12466

(8) Exception OR 8
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building 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 building 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.

   (C) The minimum building setback from a side lot line and rear lot line is a distance equal to one half the height of the building.

   (D) The minimum separation between two buildings on the same lot is a distance equal to one half the combined height of the two buildings.

Prevailing By-laws and Prevailing Sections: (None Apply)

(9) Exception OR 9
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) The minimum building setback from a side lot line is a distance equal to one half the height of the building.

   (B) The minimum separation between two buildings on the same lot is a distance equal to one half the combined height of the two buildings.

Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception OR 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:
   (A) In addition to the uses permitted in the OR zone, a zoo is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(12) Exception OR 12
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 150 Gateway Boulevard, Section 64.37(6) of the former City of North York Zoning By-law 7625.

(13) Exception OR 13
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.37(17) of the former City of North York Zoning By-law 7625.

(14) Exception OR 14
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a front lot line that abuts Pharmacy Avenue is 22.0 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(16) Exception OR 16
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 18.0 metres, if the lot line abuts Meadowvale Road;
   (ii) 12.0 metres, if the lot line abuts Dean Park Road; and
   (iii) 7.5 metres from any other street.
(B) The minimum building setback from a lot line that abuts Highway 401 is 22.5 metres.
(C) The minimum building setback from a side lot line or rear lot line that does not abut a street is 7.5 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(18) Exception OR 18
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 12.0 metres.
(B) The minimum building setback from a lot line that does not abut a street is 7.5 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(19) Exception OR 19
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is 3.0 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(20) Exception OR 20
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line is 12.0 metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

(21) Exception OR 21
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that does not abut a street is 12.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception OR 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line is:

(i) 12.0 metres where the lot line abuts a street; and

(ii) from any other lot line, a distance equal to one half the height of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(23) Exception OR 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The building minimum setback from a lot line is:

(i) 12.0 metres where the lot line abuts a street; and

(ii) 7.5 metres from any other lot line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(24) Exception OR 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a front lot line that abuts a street is:

(i) 7.5 metres where the lot line abuts Finch Avenue, McCowan Road or Sandhurst Circle; and

(ii) 6.0 metres from any other street line.

(B) The minimum building setback from a side lot line or rear lot line is a distance equal to one half the height of the building.

(C) The minimum building setback from a side lot line that abuts a street is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception OR 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts a street is:

(i) 18.0 metres where the lot line abuts Finch Avenue or Brimley Road;

(ii) 12.0 metres where the lot line abuts Alexmuir Boulevard; and

(iii) 7.5 metres from any other street line.

(B) The minimum building setback from a side lot line or rear lot line is a distance equal to one half the height of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)

(26) Exception OR 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:

(A) On 185 Graydon Hall Drive, Section 64.37(27) of the former City of North York Zoning By-law 7625.

(37) Exception OR 37
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands, a sewage treatment plant and pumping facility is a permitted use. [TO: 438-86; 12(1) 228]

Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 381 of former City of Toronto By-law 438-86.

(40) Exception OR 40
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 16(320) of the former City of York Zoning By-law 1-83.

(41) Exception OR 41
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 4588 and 4600 Bathurst Street, Section 64.21(14) of the former City of North York Zoning By-law 7625.

(58) Exception OR 58
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On the odd numbered addresses of 419 - 425 COXWELL AVE, former City of Toronto by-law 384-91.

(70) Exception OR 70
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 20 GRANGE RD, 100 MC CAUL ST, 100R MC CAUL ST, the even numbered addresses of 74 - 76 MC CAUL ST, City of Toronto by-law 714-01.

(75) Exception OR 75
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 341 of former City of Toronto By-law 438-86.
(B) Section 12(2) 325 of former City of Toronto By-law 438-86.
(C) City of Toronto by-law 191-01(OMB).
(D) City of Toronto by-law 378-04.
(76) Exception OR 76
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 48, of Scarborough By-law 12466.

(77) Exception OR 77
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Schedule "C" Exception 11, of Scarborough By-law 11883.

(80) Exception OR 80
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands municipally known as 14 St. Clements Avenue in 1981, a **day nursery** is a permitted use. [TO: By-law 438-86; 12 (1) 163(v)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(81) Exception OR 81
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) On the lands municipally known as 1 Austin Terrace in 1983, **public parking** in a **structure** that does not contain more than 60 **parking spaces** is a permitted use. [TO: 438-86; 12 (1) 181]
(B) On the lands municipally known as 328 Walmer Road in 1983, a **detached house** is a permitted use for a **building** that existed on the **lot** on July 11, 1983.
(C) On the lands municipally known as 330 Walmer Road, the Casa Loma **stables** are a permitted use in a **building** that existed on the **lot** on July 11, 1983.
(D) On the lands municipally known as 285 Spadina Avenue in 1983, the Spadina House **museum** is a permitted use in a **building** that existed on the **lot** on July 11, 1983.
(E) On the lands municipally known as 1 Austin Terrace in 1983, Casa Loma is a permitted use in a **building** that existed on the **lot** on July 11, 1983. [TO: 438-86; 12 (1) 263]

Prevailing By-laws and Prevailing Sections: (None Apply)

(82) Exception OR 82
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 77 of former City of Toronto By-law 438-86.

(84) Exception OR 84
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 12(1) 55 of former City of Toronto By-law 438-86.
(B) Section 12(2) 323 of former City of Toronto By-law 438-86.

(85) Exception OR 85
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 285 MELITA AVE, former City of Toronto by-laws 233-78, 105-78, 106-78, 484-79, and 169-81.

900.43 OG - Zone

900.43.1 General

(1) OG Zone Exceptions

The regulations located in Article 900.43.10 apply only to the exceptions subject to the OG zone and identified with the corresponding exception number.

900.43.10 Exceptions for OG Zone

(1) Exception OG 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum building setback from a lot line is 18.0 metres.
(B) The maximum lot coverage is 0.5%.
(C) Botanical gardens, rest areas and picnic areas are also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2) Exception OG 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum building setback from a lot line that abuts:
   (i) Markham Road is 36.0 metres, measured from the original centreline of the street; and
   (ii) Scarborough Golf Club Road is 25.0 metres, measured from the original centreline of the street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception OG 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

The lands subject to this exception must comply with the following in regard to any replacement, addition, extension or alteration of any buildings or structures existing on the date of enactment of this By-law:

(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) 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
(C) the minimum required number of parking spaces is the actual number of parking spaces on the
date of the enactment of this By-law, provided that if there is an increase in gross floor area additional parking spaces must be provided in compliance with this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

900.44 OE - Zone

900.45 OC - Zone

900.45.1 General

(1) OC Zone Exceptions
The regulations located in Article 900.45.10 apply only to the exceptions subject to the OC zone and identified with the corresponding exception number.

900.45.10 Exceptions for OC Zone

(1) Exception OC 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) The lands subject to this exception must comply with City of Toronto by-law 313-2000.

(2) Exception OC 2
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 22.0 metres where the lot line abuts St. Clair Avenue, McCowan Road, Brimley Road or Bellamy Road, measured from the original centreline of the street; and
   (ii) 9.0 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception OC 3
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The minimum building setback from a lot line that abuts a street is:
   (i) 22.0 metres where the lot line abuts St. Clair Avenue, McCowan Road, Brimley Road or Bellamy Road, measured from the original centreline of the street; and
   (ii) 36.0 metres where the lot line abuts Kingston Road, measured from the original centreline of the street.

Prevailing By-laws and Prevailing Sections: (None Apply)

(4) Exception OC 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) The minimum building setback from a side lot line and rear lot line is a distance equal to one half the height of the building.
(7) Exception OC 7
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) On 2845 Bloor Street West, former City of Etobicoke by-law 1984-217.

(8) Exception OC 8
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
(A) Section 64.39-A(1) of the former City of North York Zoning By-law 7625.

(9) Exception OC 9
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) A minimum of 35 parking spaces is required.
Prevailing By-laws and Prevailing Sections: (None Apply)

(10) Exception OC 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
(A) The only permitted uses are cemetery, public utility and transportation uses.
(B) The maximum gross floor area permitted is 10.0 square metres.
Prevailing By-laws and Prevailing Sections: (None Apply)

900.50 UT - Zone

900.50.1 General

(1) UT Zone Exceptions
The regulations located in Article 900.50.10 apply only to the exceptions subject to the UT zone and identified with the corresponding exception number.

900.50.10 Exceptions for UT Zone

(4) Exception UT 4
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:
(A) the minimum building setback from a lot line that abuts a street is 22.0 metres, measured from the original centreline of the street.
Prevailing By-laws and Prevailing Sections: (None Apply)

(20) Exception UT 20
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:
Site Specific Provisions:

(A) On the lands a **transportation use** that is a railway line is a permitted use. [TO: 438-86; 12 (1) 258]

(B) On the lands **open storage** for utility poles is a permitted use. [TO: 438-86; 12 (1) 258]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 381 of former City of Toronto By-law 438-86.

(21) **Exception UT 21**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 381 of former City of Toronto By-law 438-86.

(B) Section 12(1) 382 of former City of Toronto By-law 438-86.

(34) **Exception UT 34**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 381 of former City of Toronto By-law 438-86.

(B) Section 12(1) 382 of former City of Toronto By-law 438-86.

(40) **Exception UT 40**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** is:

(i) 18.0 metre from a **lot line** that abuts a **street**;

(ii) 7.5 metres from a **rear lot line**; and

(iii) 3.0 metres from a **side lot line**.

(B) A below grade **structure** must be set back from a **lot line** a distance equal to the distance between the elevation of the lowest floor level and the average elevation of the grade along the **front lot line**.

(C) The only use permitted is a Fire Hall.

Prevailing By-laws and Prevailing Sections: (None Apply)

(41) **Exception UT 41**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-law 30367.

(B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(42) **Exception UT 42**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-law 28693.
(43) Exception UT 43
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On these lands former City of North York by-law 29637.

(44) Exception UT 44
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions: (None Apply)
Prevailing By-laws and Prevailing Sections:
   (A) On these lands former City of North York by-laws 30318 and 28862, as amended, of the former City of North York.
   (B) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

(45) Exception UT 45
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
   (A) In addition to the uses permitted in the UT zone, the following uses are also permitted if they are ancillary to a lawful use on an abutting lot:
      (i) parking spaces;
      (ii) open storage; and
      (iii) vehicle depot.
Prevailing By-laws and Prevailing Sections: (None Apply)

(46) Exception UT 46
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
   (A) If the lands are in an area with a numerical value following the letters 'HT' shown on the Height Overlay Map, that numerical value is the maximum height for a building or structure, in metres, and the height is measured as the distance between the elevation of the average grade and the elevation of the highest point of the building or structure.
   (B) On the lands municipally known as 1411 Queen Street East in 1983, public parking, a vehicle depot for public transit vehicles and offices are permitted uses. [TO: 438-86; 12(1) 236]
Prevailing By-laws and Prevailing Sections:
   (A) Section 12(1) 381 of former City of Toronto By-law 438-86.
   (B) Section 12(1) 389 of former City of Toronto By-law 438-86.
   (C) On 1130 BATHURST ST, 6 BOOTH AVE, 1627 DANFORTH AVE, 1 DON VALLEY PARKWAY N, the even numbered addresses of 350 - 380 GREENWOOD AVE, 400 GREENWOOD AVE, 420 GREENWOOD AVE, 640 LANSDOWNE AVE, 195R MELITA AVE, 1411 QUEEN ST E, 20 THE QUEENSWAY, 76 WYCHWOOD AVE, Section 12:(1) 384, former City of Toronto By-law 438-86.

(47) Exception UT 47
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.
Site Specific Provisions:
   (A) In addition to the uses permitted in the UT zone, the following uses are also permitted if they are ancillary to a lawful use on an abutting lot:
      (i) parking spaces; and
      (ii) vehicle depot.
(48) Exception UT 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.
Chapter 970 Appendices

970.1 General

(1) (THIS SECTION DOES NOT CURRENTLY CONTAIN REGULATIONS)

Chapter 990 Zoning By-law Map

990.1 General

(1) Zoning Map
The Zoning Map for this By-law is located in a separately bound Zoning By-law Map booklet with the individual map sheets identified on the index map located at the front of the map book.

Chapter 995 Overlay Maps

995.10 Policy Area Overlay Map

995.10.1 General

(1) Policy Area Overlay Maps
The Policy Area Overlay Maps of this By-law are located in a separately bound Policy Area Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.

995.20 Height Overlay Map

995.20.1 General

(1) Height Overlay Maps
The Height Overlay Maps of this By-law are located in a separately bound Height Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.

995.30 Lot Coverage Overlay Map

995.30.1 General

(1) Lot Coverage Overlay Maps
The Lot Coverage Overlay Maps of this By-law are located in a separately bound Lot Coverage Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.

995.40 Rooming House Overlay Map

995.40.1 General

(1) Rooming House Overlay Maps
The Rooming House Overlay Maps of this By-law are located in a separately bound Rooming House Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.