

TORONTO BY-LAW NUMBER	20623
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No. 20623

A By-law

To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto.

Read a first time Apr 13 1959

Read a second time same day 1959

Committee of the Whole Apr 13 1959

Ald. Hodgins in the Chair

Read a third time and passed

Apr 13 1959
L. G. Davis
City Clerk.

Certified as to form and legality and as being within the powers of Council to enact,

Alfred C. C. C.
City Solicitor.

Report

Can. 1020 m. 21

Introduced by
Ald. _____

No. 20623. A BY-LAW

To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto.

[Passed April 13, 1959.]

Whereas pursuant to The Planning Act, 1946 (now The Planning Act, 1955, as amended), the Toronto City Planning Board has prepared a plan of the planning area of Toronto which plan was adopted by the Council of the Corporation of the City of Toronto at its meeting held on the first day of May, 1950, and was approved, pursuant to the said Act, by the Minister of Planning and Development under date of August 9th, 1950;

And whereas by virtue of the foregoing the said plan is the official plan of the planning area of Toronto within the meaning of the said Act and it is desirable to pass this by-law for the purpose of implementing the said official plan;

Therefore the Council of the Corporation of the City of Toronto enacts as follows:

SECTION 1—TITLE.

This by-law may be cited as "The Zoning By-law".

SECTION 2—DEFINITIONS.

In this by-law, unless a contrary intention appears,

- (1) "accessory" when used to describe a use, building or structure, means a use, or a building or structure, "not exceeding twelve (12) feet in height" that is naturally and normally incidental, subordinate and exclusively devoted to a principal use, building or structure and located on the same lot therewith;
- (2) "animal by-products plant" means a gelatine factory, glue factory, tallow rendering or other reducing or rendering plant, bone meal factory, organic fertilizer plant and any other premises used for any such purpose; (C.4)
- (3) "animal food factory" means a factory for manufacturing, processing or packaging of food for pets or domestic animals; (C.3)
- (4) "animal hospital" includes the premises of a veterinary surgeon where animals, birds or other livestock are treated or kept; (C.1)

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- (4a) "*apartment-hotel*" means an *hotel* except that not more than fifty (50) per cent of the living accommodation therein, according to floor area, may be *dwelling* units; (C.1)
- (5) "*automobile service station*" means a building or place where gasoline, oil, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark-plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased, or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed; (C.1)
- (6) "*bakery*" means a factory for producing, mixing, compounding or baking bread, biscuits, ice-cream cones, cakes, pies, buns or any other bakery product of which flour or meal is the principal ingredient but does not include a restaurant or other premises where any such product is made only for consumption on the premises, or a bake-shop; (C.2)
- (7) "*bake-shop*" means a shop where products of a *bakery* are sold or offered for sale by retail, including incidental baking; (C.1)
- (8) "*blacksmith's shop*" includes a shop for shoeing horses and other animals or where *light power machinery* may be used for individual custom blacksmithing and decorative wrought metal work but does not include a shop where there is carried on any factory production of articles; (C.2)
- (9) "*boarding or lodging house*" means a dwelling house in which the proprietor supplies for gain lodging with or without meals, but does not include an *hotel*, *hospital*, *children's home*, *home for the aged* or other establishment otherwise classified or defined in this by-law; (R.3)
- (10) "*boys' home, girls' home, orphanage or infants' home*" means a house or institution for the shelter and care of boys or girls or both, which is supervised or approved under any general or special Act, except a *children's shelter*, a *children's home*, a boarding school or *day nursery*; (R.4)
- (11) "*builders' supply yard, class A*" means a builders' supply yard, the stock of which is comprised of new supplies and materials only; (C.2)
- (12) "*builders' supply yard, class B*" means a builders' supply yard, the stock of which may be comprised of not more than fifty, (50) per cent, by bulk, used supplies and materials; (C.3)

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- (13) "*business office*" includes a telegraph office, newspaper plant, a telephone exchange, a radio or television broadcasting station, studio or theatre; (C.1)
- (14) "*candy factory*" means a factory for the manufacture or processing of candy, chocolates, chewing gum or other confectionery but does not include a *bakery*; (C.3)
- (15) "*canning factory (fruits and vegetables)*" means a factory for making jams or jellies or for preserving or canning fruits or vegetables or fruit or vegetable juices and includes a fruit or vegetable dehydrating plant and a plant for the fast freezing of fruits and vegetables but does not include a pickle factory; (C.2)
- (16) "*car washing establishment*" means a *public garage* for washing or cleaning motor vehicles; (C.1)
- (17) "*carpenter's shop*" includes a building where *light power machinery* may be used for repairing furniture or other individual custom wood work but does not include any shop where there is carried on any factory production of furniture, fixtures, sash, doors, flooring or other articles; (C.2)
- (18) "*ceramics factory*" means a factory for bonding and firing bricks, tile, earthenware, glassware, abrasive products or other fabrication of the non-metallic minerals but does not include the manufacture of cement blocks, bricks, beams or pipes, nor of artificial abrasive, whether a by-product or not, nor any clay pit or other mining use; (C.3) and (C.4)
- (19) "*children's home*" means a building in which children, actually or apparently under the age of sixteen (16) years, are harboured, received or lodged, without either parent or guardian, for hire, but does not include a boarding school; (R.4)
- (20) "*children's shelter*" means a place of refuge for neglected children established pursuant to The Child Welfare Act, 1954, 3 Elizabeth II (Ontario) 1954, Chapter 8; (R.4)
- (21) "*church*" means a building dedicated to religious worship; (R.2)
- (22) "*city yard*" means premises used by the Corporation for the storage, maintenance or repair of any municipal plant, materials or equipment and includes a municipal blacksmith's shop, machine shop, paint shop, wood-working shop, repair garage, storage garage and any place of storage for lumber, cement, sand, gravel, oil, gasoline or other stores used in connection with civic works; (C.2)

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- (23) "*clinic*" means a public or private medical, surgical, physio-therapeutic or other human health clinic except when *accessory* to a private or *public hospital*; (C.1)
- (24) "*cold storage locker plant*" means a building in which space in individual lockers is rented or otherwise made available for the storage of frozen food; (C.1)
- (25) "*commercial club*" means any club other than a *private club*; (C.1)
- (26) "*commercial school*" means a school conducted for hire or gain, other than a *private academic, religious or philanthropic school*, and includes the studio of a dancing teacher or music teacher, an art school, golf school, school of calisthenics, business or trade school and any other such specialized school conducted for hire or gain; (C.1)
- (27) "*commercial stable*" includes a livery stable, a sales stable, a boarding stable, a stable in which one or more horses are kept for delivery purposes and any other stable in which one or more horses are kept for commercial purposes or for hire; (C.2)
- (28) "*commercial welder's shop*" means a welder's shop where there is carried on the business of welding auto parts, hand tools and other small wares and small parts including custom welding but not including welding of structural steel, railway equipment or large parts; (C.2)
- (29) "*community centre*" means a building used for community activities including, but not so as to restrict the generality of the foregoing, arts, crafts, physical, social, charitable and educational activities, and not used for any commercial purpose; (R.3)
- (30) "*contractor's yard or shop, class A*" means a yard or shop of any building trade or other contractor where plant, equipment and material are stored or where such contractor performs shop or assembly work but does not include a *contractor's yard, class B*, or any other yard or shop otherwise classified or defined in this by-law; (C.2)
- (31) "*contractor's yard or shop, class B*" means a yard or shop for the storage of heavy machinery, plant or equipment such as cranes, ploughs, tractors, pile drivers, roadmaking, wrecker's or steel erector's equipment, and building and construction material; (C.3)
- (32) "*Corporation*" means the Corporation of the City of Toronto;

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- (33) "*custom workshop*" means a building where there is carried on individual custom production of drapes and slip covers, venetian blinds, handmade leather goods, millinery, glass blowing, orthopaedic and prosthetic appliances, drug and medical prescriptions, weaving, awnings, metal plating, gold and silver engraving and other non-offensive, non-dangerous custom production of any article or thing but does not include any factory production or any shop or factory otherwise classified or defined in this by-law; (C.1)
- (34) "*dairy products plant*" means a milk pasteurization and bottling plant, a cheese factory or butter factory, condensed or powdered milk factory, creamery, casein factory, milk or cream shipping or receiving station, ice cream factory and any other premises where milk or cream is received for shipment, distribution, processing or manufacture; (C.2)
- (35) "*dangerous*", when used with reference to any use of any land, building or structure, means a use which, from its nature or from the manner of carrying on the same, creates or is liable to create, by reason of fire, explosion, toxic gases, fumes or otherwise howsoever, a danger to any person or property;
- (36) "*dangerous chemical products factory*" means a factory for the manufacture of celluloid, pyroxilin or other such inflammable material; matches, fireworks, ammunition or other such explosive goods or explosives; (C.4)
- (37) "*dangerous gas plant*" means a plant for the manufacture of acetylene or other explosive gas; (C.4)
- (38) "*day nursery*" means a day nursery to which The Day Nurseries Act, R.S.O. 1950, Chapter 88, applies; (R.2)
- (39) "*defence project*" includes an armoury, barracks, parade ground, training area or other similar undertaking for purposes of national defence; (C.1)
- (40) "*distillation plant*" means a plant for the distillation of bones, wood, tar or petroleum or any of their products; (C.4)
- (41) "*dressmaker's shop*" means a building where the business of individual custom tailoring for females is carried on, including remodelling, hemstitching and buttonhole making, but does not include a shop where clothing manufacture other than individual custom tailoring for females is carried on; (C.1)
- (42) "*dry cleaner's distributing station*" means a building used for the purpose of receiving articles or goods of fabric to be subjected to the process of dry-cleaning, dry-dyeing or cleaning

elsewhere and for the pressing and distribution of any such articles or goods which have been subjected to any such process; (C.1)

- (43) "*dry-cleaning establishment*" means a building where dry cleaning, dry-dyeing, cleaning or pressing of articles or goods of fabric is carried on but does not include a *spotting and stain removing establishment, hand laundry, machine laundry, or a wholesale dyeing plant*; (C.2)
- (44) "*dry-cleaning shop*" means a building where the business of dry-cleaning and pressing articles or goods of fabrics is carried on on the ground floor by means of dry cleaning machines or units and incidental equipment (1) in which only non-inflammable solvents are or can be used, (2) which emit no odour or fumes, noise or vibration causing nuisance or inconvenience within or without the premises and where, in connection with the business, only neighbourhood retail service is provided by the proprietor; (C.1)
- (45) "*duplicating shop*" includes the business of producing letters, plans, pictures and documents by photostating, blueprinting, or other similar method; (C.1)
- (46) "*dwelling house*" means a building occupied or capable of being occupied as the home or residence of one or more persons, either permanently or transiently; but does not include living quarters for a caretaker, watchman or other supervisor that are *accessory* to a non-residential building or structure;
- (a) "*dwelling unit*" means a room or suite of two or more rooms designed or intended for use by an individual or *family* in which culinary and sanitary conveniences are provided for the exclusive use of such individual or *family*;
- (b) "*private detached dwelling house*" means the whole of a *dwelling house* occupied or capable of being occupied by one person or two or more persons related by bonds of consanguinity, marriage or legal adoption, with or without one or more full-time domestic servants; (R.1)
- (c) "*one-family dwelling house*" means the whole of a *dwelling house* containing one *dwelling unit* only; (R.2)
- (d) "*duplex dwelling house*" means the whole of a *dwelling house* that is divided horizontally into two separate *dwelling units*, each of which has an independent entrance; (R.1A and R.2)

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- (e) "*double duplex dwelling house*" means two attached *duplex dwelling houses*; (R.1A and R.2)
- (f) "*triplex dwelling house*" means the whole of a *dwelling house* that is divided horizontally into three separate *dwelling units*, each of which has an independent entrance; (R.2)
- (g) "*semi-detached dwelling house*" means one of a pair of attached *one-family dwelling houses* divided vertically; (R.2)
- (h) "*row housing*" means a series of more than two attached *one-family dwelling houses*; (R.2)
- (i) "*converted dwelling house*" means a *dwelling house* including any addition thereto, which has been or is proposed to be altered or converted so as to provide therein two or more *dwelling units*; (R.1 and R.2)
- (j) "*apartment house*" means a building, other than a *double duplex dwelling house*, an *apartment-hotel*, or *triplex dwelling house*, erected for the purpose of providing three or more *dwelling units*; (R.1A and R.4)
- (47) "*eating establishment*" means a building where food is offered for sale or sold to the public for immediate consumption therein and includes a restaurant, cafe, tea or lunch room, dairy bar, and refreshment room or stand; but does not include a *boarding or lodging house*; (C.1)
- (48) "*family*" means one person, or two or more persons who are interrelated by bonds of consanguinity, marriage or legal adoption, or a group of not more than five unrelated persons occupying, with or without one or more full-time domestic servants, a *dwelling unit*;
- (49) "*fish packing plant*" means a plant where fish are cleaned, canned, smoked, cured, packed or otherwise processed, except a *retail store or fertilizer plant*; (C.3)
- (50) "*fuel storage tank*" means a tank for the bulk storage of petroleum, gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a *retail store* or a tank for storage merely incidental to some other use of the premises where such tank is located; (C.4)
- (51) "*fur goods factory*" means a factory for the manufacture or processing of fur coats, stoles, mitts or other fur products, or hair, felt or other such product but does not include a *tannery*, whether complementary or not; (C.2)

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- (52) "*general chemical products factory*" means any factory for the manufacture or packaging of inorganic adhesives, inorganic fertilizers, linoleum, paint, pigment, lacquer or varnish, phonograph records, plastics, synthetic rubber or other synthetics, polishes or dressings, metallic sodium poisons, carbonic or "dry" ice, or the corrosion of aluminum, copper, iron, tin, lead or zinc; (C.3)
- (53) "*general gas plant*" means a plant for the manufacture of propane, hydrogen, ammonia, chlorine or other toxic or non-toxic gas or other inflammable or non-inflammable gas except hydrogen cyanide or other such highly toxic gas or acetylene or other such explosive gas; (C.4)
- (54) "*government office*" includes a municipal office, court house, registry office, health or welfare centre, employment office, post office, customs office or other such use for purposes of local or other government administration; (C.1)
- (55) "*grade*", in an R district, means the average elevation of the natural or finished level of the ground adjoining the front wall of a building, whichever is the lower; and, in a C district, means the average elevation of the sidewalk or, where there is no sidewalk, of the roadway in front of the lot on which the building stands;
- (56) "*home for the aged*" means an institution to which The Homes for the Aged Act, R.S.O. 1950, Chapter 168, applies; (R.4)
- (57) "*hotel*" means a building or part of a building that contains a general kitchen and dining and other public rooms, the remaining rooms of which contain no provision for cooking, and are usually hired by transients as places of abode; and includes a hostel for men or women; (C.1)
- (58) "*inoffensive gas plant*" means a plant for the manufacture and compression of inert gases or oxygen but does not include any gas plant otherwise classified or defined in this by-law; (C.2)
- (59) "*laboratory, class A*" means a laboratory, the operation or conduct of which is neither *offensive* nor *dangerous*; (C.1)
- (60) "*laboratory, class B*" means a laboratory, the operation or conduct of which is either *offensive* or *dangerous* or both; (C.4)
- (61) "*laundry shop*" means a building in which the business of a laundry is carried on on the ground floor by means of one or more washers, having a capacity not exceeding 65 pounds each, and drying, ironing, finishing and incidental equipment (1) in which only water and detergents are or can be used, (2) which

emit no odour or fumes, noise or vibration causing nuisance or inconvenience within or without the premises and (3) where in connection with the business only neighbourhood retail service is provided by the proprietor; and includes a business where only washing or ironing is done, a self-service laundry and a laundry receiving depot; (C.1)

- (62) "*leather goods factory*" means a factory for the manufacture or processing of leather belting, leather boot or shoe findings, boots, shoes, gloves or other leather goods but does not include a *tannery* or any tanning operation; (C.3)
- (63) "*light power machinery*" means one or more machines each of which is operated by an electric motor having a rating of not more than one horse power.
- (64) "*lot*" means a parcel of land except where two or more buildings or structures, exclusive of any *accessory* building or structure, are or are to be erected on a parcel of land in which case each such building or structure, whether erected or to be erected simultaneously or at intervals, shall be assigned a defined part of the parcel at the time of application to the Commissioner of Buildings for approval of the plans of the building or structure and each such part shall be deemed to be a *lot*; and where two or more buildings or structures have a common basement, whether or not they are also connected above the natural level of the ground, such buildings or structures shall be deemed to be one building;
- (a) "*corner lot*" means a *lot* situated at the intersection of two streets or two parts of the same street of which the two adjacent sides upon the street line or street lines include an angle of not more than one hundred and thirty-five (135) degrees and, where such adjacent sides are curved, the angle included by the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines drawn through the extremities of the interior *lot* lines, provided that (1) in the latter case the corner of the *lot* shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents, and (2) any portion of a *corner lot* distant more than one hundred (100) feet from the corner, measured along the street line, shall be deemed to be an *inside lot*;
- (b) "*inside lot*" means a *lot* other than a *corner lot*;
- (c) *lot lines* have the following meanings:

- (i) "*front lot line*" means the line that divides a *lot* from the street provided that in the case of a corner *lot* the shorter *lot* line that abuts a street shall be deemed to be the front *lot* line and the longer *lot* line that so abuts shall be termed the "flank" of the *lot*;
- (ii) "*rear lot line*" means the *lot* line opposite the *front lot line*;
- (iii) "*side lot line*" means a *lot* line other than a *front lot line* or *rear lot line*;
- (65) "*lot of record*" means lot according to a registered plan of subdivision, or a parcel of land the deed to which was registered prior to the date of the passing of this by-law;
- (66) "*machine laundry*" means a laundry other than a laundry shop and includes a linen, towel, uniform or diaper supply service; (C.2)
- (67) "*market gardening*" includes vegetable crops, mushroom growing, and a horticultural nursery, nursery sales station and greenhouse; (C.1)
- (68) "*maternity boarding house*" means a maternity boarding house registered or liable to be registered under The Maternity Boarding Houses Act, R.S.O. 1950, Chapter 225; (R.4)
- (69) "*meat products plant*" means a canned meat factory, sausage factory, meat processing plant and any other factory where meat, poultry or eggs are cooked, cured, smoked or otherwise processed or packed but does not include a delicatessen shop, a stock-yard, slaughter-house, *tannery* or hide processing plant, a poultry-killing establishment, an *animal food factory*, an *animal by-products plant*, or any other use otherwise classified or defined in this by-law; (C.3)
- (70) "*metal products factory*" means a factory for forging, rolling, stamping or drawing (either cold or hot), casting, fabricating, grinding, turning, machining, heat-treating, galvanizing, plating, coating, annealing or other fabrication or processing of structural steel, boilers, tanks, drums or cans, machines, motors or large parts, including railway, automotive, agricultural or electrical equipment, hardware or tools, other ferrous or ferro-alloy metal products, aluminum products, brass or copper products, white metal alloy products, bronze powder or other non-ferrous or non-ferrous alloy metal products and includes an industrial welding shop, a casting factory and a die casting factory, premises used for making sandcastings and a railway

rolling stock repair shop but does not include a *small metal wares factory*; (C.3 and C.4)

- (71) "*milk or bread distributing depot*" means a building used for the distribution of packaged milk or milk products or of bread or other bakery products but does not include a building where milk or milk products are bottled, processed or packaged or where bread or other bakery products are baked; (C.2)
- (72) "*miscellaneous industry factory*" means a factory for the manufacture or processing of brooms, brushes or mops, carpet sweepers, artificial flowers or feathers, fountain pens or pencils, artificial ice, jewelry cases or silverware cabinets, electric lamps or lamp shades, mattresses or mattress springs, motion pictures, musical instruments, regalia and society emblems, orthopaedic and prosthetic appliances, scientific and professional equipment, electric, neon and other signs, stamps and stencils, statuary, art goods and novelties, store display accessories, toys, umbrellas and any product of light manufacturing not otherwise classified or defined in this by-law; (C.2 and C.3)
- (73) "*miscellaneous non-metallic minerals plant*" means a factory for rock-crushing, cut-stone fabrication, the manufacture or processing of cement blocks, bricks, beams or pipes, lime or lime products, asbestos, graphite, gypsum or mica products, or other products of the non-metallic minerals, including abrasive products, tar products and petroleum products but does not include distillation of tar or petroleum nor any manufacture of artificial abrasive nor any quarry, sand pit, clay pit, gypsum mine or other mining use, whether complementary or not; (C.3 or C.4)
- (74) "*miscellaneous vegetable products factory*" means a factory for the manufacture of tires and hose or other articles from natural rubber or partly from natural and partly from synthetic rubber, or other vegetable products factory not otherwise classified or defined in this by-law, but does not include a pea-straw ensilage plant; (C.3)
- (75) "*miscellaneous vegetable food products factory, class A*" means a factory for blending, preparing or processing sugar, dextrine, starch or glucose, or jelly powder, baking powder, flavoring extract, beverage powder, tea, coffee, spice, or other vegetable product but does not include a *canning factory (fruits and vegetables)*, *bakery*, *candy factory*, soft drink bottling works, brewery, distillery or winery or other use otherwise classified or defined in this by-law; (C.2)

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- (76) "*miscellaneous vegetable food products factory, class B*" means a factory for blending, preparing or processing feed grains, yeast, malt and malt products, cornflakes, puffed wheat, popcorn, macaroni, or other cereal food product but does not include a *canning factory (fruits and vegetables)*, *bakery*, *candy factory*, soft drink bottling works, brewery, distillery or winery or other use otherwise classified or defined in this by-law; (C.3)
- (77) "*motor vehicle repair shop, class A*" means a *public garage* used as a motor vehicle repair shop, exclusive of the painting and repairing of bodies and fenders; (C.1)
- (78) "*motor vehicle repair shop, class B*" means a *public garage* used as a motor vehicle repair shop including the painting and repairing of bodies and fenders; (C.2)
- (79) "*municipal community centre*" means a *community centre* managed and controlled by the Corporation; (R.1)
- (80) "*neighbourhood garage*" means a building used exclusively for sheltering private passenger motor vehicles owned by residents of the immediate vicinity and not operated for profit and in or about which no gasoline pump or other service equipment is located or maintained; (R.1A)
- (81) "*nursery school*" means a school where children of pre-kindergarten age are taught and cared for by the day or half-day; (R.2)
- (82) "*offensive*", when used with reference to any use of any land, building or structure, means a use which, from its nature, or from the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other material, a condition which may be or become hazardous or injurious as regards health or safety or which prejudices the character of the neighbourhood or interferes with or may interfere with the normal enjoyment of any land, building or structure;
- (83) "*offensive chemical products factory*" means a factory for the manufacture of any acid, alkali or salt; (C.4)
- (84) "*offensive gas plant*" means a plant for the manufacture of hydrogen cyanide or other such highly toxic gas; (C.4)
- (85) "*open air market*" means a lot where goods, wares, merchandise or any substance, article or thing is offered, kept or stored

for retail sale but does not include any retail outlet otherwise classified or defined in this by-law; (C.2)

- (86) "*ornamental structure*" includes any ornamental fountain or other such structure, any statue, monument, cenotaph or other memorial except a mausoleum or columbarium; (R.1)
- (87) "*paper products factory*" means a factory for the manufacture or processing of paper boxes, bags, drinking cups, sales books, excelsior, corrugated paper products or other paper products, including building paper, asphaltic composition roofing and saturated paper but does not include a rag mill, paper mill, pulp mill, or shoddy mill; (C.2 and C.3)
- (88) "*parking lot*" means a *public garage* where motor vehicles are temporarily parked or stored for hire or gain; (C.1)
- (89) "*parking station*" means a *lot*, having a properly drained hard surface and abutting on a highway or on a hard surfaced driveway, giving access to a highway, where motor vehicles, other than the stock of a motor vehicle dealer, may be temporarily parked or stored without charge either as (a) an *accessory* use to and located not more than five hundred (500) feet from a C use provided that, where such *lot* is located in an R district, it shall adjoin a C district or be separated therefrom by a *street* less than twenty-five (25) feet in width and extend into the R district not further than two hundred (200) feet or to the nearest street line of the nearest parallel *street* whichever distance is the lesser, or as (b) an *accessory* use to an R use and located adjacent to the R use or in a C district, provided that, where any such *lot* is wholly or partly located in an R district, (i) such *lot* is fenced and suitably landscaped, (ii) such fence and landscaping is satisfactorily maintained, (iii) any lights used for illumination are so arranged as to divert the light away from adjacent premises, (iv) no building other than one shelter, not exceeding either one storey in height or fifty (50) square feet in area, for attendants is erected thereon, (v) no vehicle is parked closer to any residential building than twenty (20) feet and in any event not closer to the *parking station* fence than six (6) feet; (vi) no sign is erected thereon other than directional signs not exceeding twelve (12) square feet in area including the name of the proprietor, and (vii) no gasoline pump or other service equipment is located or maintained thereon; (viii) if the *parking station* is *accessory* to a C use, no entrance thereto or exit therefrom is by way of any *street* in the R district except (a) *streets* less than twenty-five (25) feet in width and (b) *streets* in the R district that intersect the *street* upon which the principal use fronts; (R.2)

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- (90) "*pet shop*" means a shop or place where animals or birds for use as pets or sold or kept for sale; (C.1)
- (91) "*pharmaceutical factory*" means a factory for manufacturing perfumes, cosmetics, toilet preparations, deodorants, soaps or cleaning compounds, patent medicines, disinfectants, insecticides, and poisons that are manufactured and packaged for medical or pharmaceutical purposes only or bleaches, other than chlorine bleaches; (C.3)
- (92) "*photographer's shop*" includes a shop where photographic negatives are developed for hire or gain, or where prints are made from photographic negatives for hire or gain; (C.1)
- (93) "*place of amusement*" includes a motion picture or other theatre, arena, auditorium, public dance hall, public hall (including premises for wedding receptions, banquets and other social gatherings), music hall, amusement pier or wharf, arcade show or penny arcade, billiard or pool room, bowling alley, carnival show, circus, exhibition, golf driving tee, archery range, ice or roller skating rink, motordrome, menagerie, merry-go-round, miniature or switch-back railway, roller coaster or other mechanical ride or device, miniature golf course, shooting gallery, game of skill, trained animal show, travelling show, wild west show, race track for horses or for dogs; (C.1)
- (94) "*plastic products factory*" means a factory for manufacturing plastic products but does not include the manufacture of celluloid or pyroxilin or any *offensive* or *dangerous* use; (C.2 and C.3)
- (95) "*playlot*" means a *lot* used for the purposes of a non-profit playlot for children under the age of seven years and managed and controlled by the Corporation or by a neighbourhood association, church or other similar organization; (R.1)
- (96) "*prepared horn or bone products factory*" means a factory for the manufacture of horn or bone products from previously prepared material; (C.2)
- (97) "*primary metals plant*" means a smelter, blast furnace, cupola, foundry, mill or other factory for the production of primary iron or steel, including pig-iron, ferro-alloys and rolled products, or of babbitt metal or other primary non-ferrous metals; (C.4)
- (98) "*printing plant*" means the business of engraving, stereo-typing, electro-typing, printing or typesetting but does not include a newspaper plant or *duplicating shop*; (C.1 and C.2)

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- (99) "*private academic, philanthropic or religious school*" means a school, other than a *public school*, where academic subjects are taught or which is maintained for philanthropic or religious purposes and whether the same is also a boarding school or not, and includes a dormitory building appurtenant to any such school but does not include any school or home otherwise classified or defined under this by-law; (R.2)
- (100) "*private club*" means a lawn bowling, tennis, badminton or other athletic, social or recreational club located on private lands and not operated for profit, and includes the premises of a fraternal organization; (R.4)
- (101) "*private garage*" means a building, not over one-storey or twelve (12) feet in height, that is used by the occupants of the premises upon which it is located for sheltering not more than three private passenger motor vehicles and in which (i) no service for profit is rendered and (ii) space for not more than two such vehicles is rented; (R.1)
- (102) "*private commercial garage*" means a building other than a *public garage*, *private garage* or *neighbourhood garage*, in which motor vehicles, trailers, or trailer cars are parked or stored, or are housed or sheltered for the purpose of storing, servicing, painting or repairing same; (C.1)
- (103) "*private hotel*" means an *hotel* except that the rooms therein are usually hired by persons other than transients; (R.4)
- (104) "*psychiatric hospital*" means an institution to which The Psychiatric Hospitals Act, R.S.O. 1950, Chapter 301, applies; (R.4)
- (105) "*public art gallery*" means a building used for the preservation or exhibition of collections of paintings or other works of art and devoted primarily to the recreation or education of the public; (R.4)
- (106) "*public garage*" means any building or place with respect to which a public garage or *automobile service station* licence may be required by by-law under The Municipal Act, R.S.O. 1950, Chapter 243; (C.1 and C.2)
- (107) "*public hospital*" includes a convalescent home and a rest home but does not include (i) a sanatorium, within the meaning of The Sanatoria for Consumptives Act, R.S.O. 1950, Chapter 346, (ii) a sanitarium for mental defectives or any institution in respect of which a licence under The Private Sanitaria Act, R.S.O. 1950, Chapter 290, is in force, (iii) a mental hospital

within the meaning of The Mental Hospitals Act, R.S.O. 1950, Chapter 229, or (iv) an institution for the reclamation and care of habitual drunkards or any other institution for the care, treatment or education of drug or drink addicts or the insane or of persons suffering from psychiatric disabilities or from mental or nervous diseases or disorders; (R.4)

- (108) "*public library*" means a library, branch library or distributing station to which the provisions of The Public Libraries Act, R.S.O. 1950, Chapter 310, apply; (R.4)
- (109) "*public museum*" means a public museum within the meaning of The Mortmain and Charitable Uses Act, R.S.O. 1950, Chapter 241; (R.4)
- (110) "*public park*" means a park owned or controlled by the Corporation; (G)
- (111) "*public playground*" means a lot used for the purposes of a non-profit playground or skating rink and managed and controlled by the Corporation; (R.1)
- (112) "*public school*" means a public or separate school, a high school, a continuation school, a technical school, a vocational school, a college or university or any other school established and maintained at public expense whether the same is also a boarding school or not, and includes a dormitory building appurtenant to a *public school* but does not include a branch of The Conservatory of Music or any home or school otherwise classified or defined in this by-law; (R.2)
- (113) "*retail store*" means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such store but does not include any retail outlet otherwise classified or defined in this by-law; (C.1)
- (114) "*sales or hire garage*" means a *public garage* where motor vehicles and/or trailers are hired or kept or used for hire, or where motor vehicles and/or trailers are stored or kept for sale or a used motor vehicle lot; (C.1)
- (115) "*salvage yard or shop*" includes a junk yard, an automobile wrecking yard or premises, and premises where used goods, wares, merchandise, articles or things are processed for further use; (C.4)

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- (116) "*sample or showroom*" means a building where samples or patterns are displayed and orders taken for goods, wares and merchandise for future delivery and includes the display room of a wholesale merchant; (C.1)
- (117) "*service or repair shop*" means a shop, not otherwise classified or defined in this by-law and whether conducted in conjunction with a *retail store* or not, for servicing or repairing tires, including vulcanizing or retreading; batteries, brakes, or radiators; automotive ignition or electric systems; radio and television receivers; vacuum cleaners, refrigerators, washing machines, sewing machines and other domestic appliances; furnaces and oil burners; musical instruments; sound and public address systems; water coolers and domestic water heaters, domestic boilers, water softening equipment and plumbing fixtures and equipment; hosiery, cameras, dolls, jewelry, watches, clocks, safes and locks, bicycles, wheel chairs, orthopaedic and prosthetic appliances; restaurant and soda fountain equipment; and any other like articles; or for fabric mending, window glazing, metal replating, mirror resilvering, or manually repairing, painting and refinishing furniture and other household goods; and includes a key shop, a hat cleaner's shop, a custom picture framing shop, the business of installing, servicing and watching burglar alarm systems, the regular place of business of a master electrician or plumber, the business of renting pianos, tents, canopies, chairs, wheel chairs, coin machines, costumes, uniforms, bicycles, sound and public address systems, and other like articles and equipment; (C.1)
- (118) "*sheet mica factory*" means a factory for making mica sheets or any articles of mica in sheet form; (C.2)
- (119) "*small metal wares factory*" means a factory for forming, stamping, spinning, machining, buffing, plating, coating, annealing or other fabrication or processing of ferrous or non-ferrous small wares or small parts, including cutlery, flatware, hollow ware, small springs, coat hangers, small auto parts, light carpenter's or garden hand tools, light electrical equipment, jewelry or other small wares or small parts but does not include a casting factory and a die-casting factory or the manufacture of bronze powder or other similar grinding process; (C.2 and C.3)
- (120) "*spotting and stain removing establishment*" means a building where the business of removing dirt, grease, or other stain or soil from clothing or other articles is carried on by means of manual application of cleaning solvent to such clothing or

articles, and includes the pressing of such clothing or articles;
(C.1)

- (121) "*storage warehouse, class A*" means a building or structure for the storage of any non-offensive, non-dangerous goods, wares, merchandise, substance, article or thing and includes the premises of a warehouseman as defined by The Warehousemen's Lien Act, R.S.O. 1950, Chapter 417, but does not include any warehouse or storage otherwise classified or defined in this by-law; (C.2)
- (122) "*storage warehouse, class B*" means a building or structure used for the storage of any goods, wares, merchandise, substance, article or thing which by reason of such use is offensive or dangerous; (C.4)
- (123) "*street*" means a public highway or private thoroughfare;
- (124) "*tailor's shop*" means a building where the business of individual custom tailoring is carried on but does not include a shop where clothing manufacture other than individual custom tailoring is carried on; (C.1)
- (125) "*tannery*" includes premises where hides are salted or otherwise processed, except a *leather goods factory* or *fur goods factory*; (C.4)
- (126) "*tavern*" and "*public house*" mean, respectively, a tavern and public house as defined by The Liquor Licence Act, R.S.O. 1950, Chapter 211, but do not include an *hotel* or restaurant; (C.1)
- (127) "*textile factory*" means a mill or factory for the manufacture or processing of cotton yarn, thread, cloth or waste; woollen yarn, thread, cloth or waste; silk or synthetic yarn products; blankets; curtains, carpets, rugs or mats; hats, caps, hosiery, knitted goods, garments or other clothing; tents, awnings, sails or parachutes; cordage, rope or twine, cotton or jute bags and any other articles usually manufactured by the needle trades, but does not include the manufacture of rayon or other synthetic yarn or material, shoddy or felt manufacture, wool pulling or scouring or wool carbonizing or hair treatment; (C.2)
- (128) "*tinsmith's shop*" includes a shop where *light power machinery* may be used for custom tinsmithing or other custom fabrication of sheet metal but does not include any shop where there is carried on any factory production of articles by power machinery; (C.2)
- (129) "*undertaker's establishment*" means the business premises of an undertaker or funeral director whether or not the same

includes a crematorium or a school of instruction in embalming or preparation for burial of human remains; (C.1)

- (130) "*vegetable oils plant*" means a factory for the extraction, preparation or processing of vegetable shortening, cottonseed oil, linseed oil, palm kernel oil, peanut oil, soya bean oil or other nut, kernel or vegetable oils or their products; (C.3)
- (131) "*wholesale dyeing plant*" means a plant for the wholesale or commission dyeing of yarn or fabric prior to further manufacturing process; (C.2)
- (132) "*wholesale fuel supply yard*" includes any premises where coal, coke, wood or other fuel is stored in bulk for sale in wholesale quantities but does not include a *fuel storage tank*; (C.4)
- (133) "*wood products factory*" means a factory for the manufacture or assembly of flooring, sash or doors; furniture or fixtures; spools, handles or wooden ware; barrels, boxes, baskets or crates; carriages, wagons or sleighs; pianos and organs; row-boats, canoes or other small craft; airplanes or parts; coffins or caskets; pressed wallboard or pressed pulp products; excelsior; any other like manufacture of which wood or cork is the principal component but does not include a wood distillation plant, a saw mill or planing mill nor the manufacture of motors for boats or airplanes; (C.2 and C.3)

SECTION 3—DISTRICTS

- (1) For the purpose of this by-law and of the maps contained in appendix "A" hereto annexed, herein referred to as "District Maps", the following classes of use district and volume area are hereby established, namely:

Parks Districts	G
Residential Districts	
— 1st density	R.1
— 1st density (modified)	R.1A
— 2nd density	R.2
— 3rd density	R.3
— 4th density	R. 4
— 4th density (modified)	R.4A
Commercial Districts	C.1
Industrial Districts	C.2
	C.3
	C.4
Volume Areas	V.1
	V.2
	V.3
	V.4

- (2) The buildings and structures and uses of buildings, structures and lots permitted by this by-law in such districts and areas may be referred to as: G buildings, G structures, G uses, R buildings, R structures, R uses, C buildings, C structures, C uses; the buildings, structures and uses of buildings, structures and lots specifically named in Sections 5 to 15, inclusive, respectively, may be referred to as G, R.1, R.1A, R.2, R.3, R.4, R.4A, C.1, C.2, C.3 and C.4 buildings, structures and uses, respectively; and the expressions "G district", "R.1 district", "R.1A district", "R.2 district", "R.3 district", "R.4 district", "R.4A district", "C.1 district", "C.2 district", "C.3 district", "C.4 district", "V.1 area", "V.2 area", "V.3 area", and "V.4 area", whenever used in this by-law, mean, respectively, an area of the City of Toronto delineated on a district map and designated thereon by the symbols "G", "R.1", "R.1A", "R.2", "R.3", "R.4", "R.4A", "C.1", "C.2", "C.3", "C.4", "V.1", "V.2", "V.3", and "V.4".
- (3) The City of Toronto is hereby divided into the use of districts delineated on the District Maps aforesaid, which maps, and the Key Map contained in the said appendix, and the information shown thereon shall form part of this by-law to the same extent as if included herein.

SECTION 4—GENERAL PROVISIONS

- (1) No person shall, within any district or area of the City of Toronto delineated on any District Map, use any land or erect or use any building or structure except in conformity with the provisions of this by-law respecting the district or area in which such land, building or structure is located or respecting the district or area in which it is proposed to erect the building or structure.
- (2) For the purposes of this by-law, every building erected or proposed to be erected in an R district shall be deemed to front on the *street* opposite to the principal entrance of such building or, if such entrance is not opposite to a *street*, upon the *street* from which the building gains its principal entrance provided that no person shall erect or use any R building on any *lot* in any C.1 district if the *street* upon which the building fronts or will front has a lesser width than forty (40) feet.
- (3) (a) Subject to the provisions of paragraphs (b), (c) and (d) and subsections (4) and (6), no person shall, on any *lot* in any R district, erect or use any building or structure any part of which projects beyond any of the angular planes constructed in the manner hereinafter described in this paragraph; but in no case shall any part of a building or structure be erected

closer to any *lot* line than the distance of twenty-five (25) feet.

The hereinbefore referred to angular planes shall be constructed over the *lot* from each *lot* line at natural or finished ground level, whichever is the lower, at a vertical angle of sixty (60) degrees above the horizontal and measured perpendicular to the *lot* line or, in the case of a curved *lot* line, perpendicular to the tangents of all points of the *lot* line;

- (b) Where a *lot* line of an *inside lot* coincides with a *street* line, angular plane may be constructed from the centre line of the *street* instead of the *lot* line or from any intervening line parallel to the centre line of the *street* provided that (i) the distance between the line on which the plane is constructed and the *lot* line does not exceed thirty-three (33) feet, (ii) the vertical angle of sixty (60) degrees is constructed perpendicular to the line on which the plane is constructed or, in the case of a curved line, perpendicular to the tangents of all points of the curved line and (iii) in no case shall any part of the building or structure be erected closer to the *lot* line than the distance of twenty (20) feet;
- (c) Notwithstanding the provisions of paragraphs (a) and (b) of this subsection but subject to the provisions of paragraph (d), any part of a building or structure may project beyond any prescribed sixty (60) degree angular plane if, in each case, (i) the projection through the plane subtends a horizontal angle not exceeding eighty (80) degrees formed by lines drawn from a point on the line on which the sixty (60) degree angular plane is constructed opposite to the centre of the projection, (ii) the extremities of the projection are enclosed by the arms of such eighty (80) degree horizontal angle; and (iii) no part of the building or structure is erected closer to any *lot* line than the distance of twenty-five (25) feet (twenty (20) feet where the *lot* line of an *inside lot* coincides with a *street* line);
- (d) Where part of a building or structure projects through the sixty (60) degree angular plane in the manner permitted by paragraph (c), no other part of the building or structure within a distance of one hundred (100) feet of either side of the projection shall project beyond a forty (40) degree angular plane, constructed from the line from which the sixty (60) degree angular plane was constructed and in a manner similar to that prescribed in paragraphs (a) and (b) for sixty (60) degree angular planes, unless the extremities of the projection through the forty (40) degree angular plane are enclosed by

the arms of the horizontal angle constructed pursuant to paragraph (c);

(4) Notwithstanding anything contained in subsection (3), but subject to the provisions of subsection (6),

- (a) where the proposed building or structure is to be erected on an *inside lot* between existing buildings or structures which are distant not more than eighty (80) feet from the respective *side lot lines* of the lot, no part of the proposed building or structure shall be erected closer to the *front lot line* than a straight line across the lot and connecting the nearest parts of the external faces of the front walls of such existing buildings or structures, but in no event shall any part of the proposed building or structure be erected closer to the *front lot line* than twenty (20) feet;
- (b) a *private detached dwelling house*, a *one family dwelling house*, a pair of *semi-detached dwelling houses* or the end house of *row housing* may be erected on a *corner lot* in an R district with no part of the building closer to the *front lot line* and *flank* of the lot, respectively, than the distance of twenty (20) feet provided that the said distance from the *flank* may be reduced by one (1) foot, or fraction thereof, for every one (1) foot, or corresponding fraction thereof, that the said distance from the *front lot line* is increased but in no case shall the distance from the *flank* be so reduced to less than eight (8) feet; and, in the case of every other R building erected on a *corner lot* in any R district, the sixty (60) degree angular planes referred to in paragraph (a) of subsection (3) may be constructed, in the manner and to the extent provided in paragraph (b) of said subsection, from the respective centre lines of the *streets* upon which the *front lot line* and *flank* of the lot respectively abut;
- (c) none of the provisions of subsection (3) shall apply to any detached *accessory* building or structure except that no detached *accessory* building or structure shall be erected (1) closer to any residential building than the distance of fifteen (15) feet or (2) closer to the *front lot line* of an *inside lot* or *corner lot* than the distance at which the main building or structure is erected;
- (d) In the case of a lot in a Zone 2, 3, 4 or 5 area, and having a lesser *front lot line* than ninety (90) feet,
 - (i) the distance from either or both of the *side lot lines* (except where the *side lot line* is the *flank* of a *corner*

lot) at which any part of a building, other than a *duplex dwelling house*, a *double duplex dwelling house* or an *apartment house* in an R.1A district or an *apartment house* in an R.2 district, may be erected may be not less than three (3) feet for a distance not exceeding thirty (30) feet back from the *minimum front lot line set-back* provided no part of the building that projects beyond the prescribed sixty (60) degree angular plane exceeds thirty (30) feet in *height*;

- (ii) except in the case of a *duplex dwelling house*, a *double duplex dwelling house*, a *triplex dwelling house*, a *double triplex dwelling house* or an *apartment house* in an R.1A or R.2 district, any building may be erected with one or both of its side walls located on the nearest *side lot line* (except where the *side lot line* is the *flank* of a *corner lot*) for a length not exceeding thirty (30) feet back from the *minimum front lot line set-back* provided no such wall contains any door, window or other opening and no part of the building that projects beyond the prescribed sixty (60) degree angular plane exceeds thirty (30) feet in *height*;
- (iii) any building may be erected with no part thereof closer to the nearest *side lot line* (except where the *side lot line* is the *flank* of a *corner lot*) than the distance of ten (10) feet for a length not exceeding forty-five (45) feet back from the *minimum front lot line set-back* provided no part of the building that projects beyond the prescribed sixty (60) degree angular plane exceeds thirty (30) feet in *height*;
- (iv) any building to which clauses (i), (ii) and (iii) apply may be erected combining the *side lot line set-back* exceptions contained in the said clauses, provided the first thirty (30) feet of the building and the side walls thereof comply with the respective requirements of clauses (i) and (ii), the next fifteen (15) feet of the building complies with the requirements of clause (iii) and the part of the building, if any, that is more than forty-five (45) feet back from the *minimum front lot line set-back* complies with the set-back requirements of paragraph (a) of subsection (3);
- (e) as an alternative to the provisions of paragraph (d), and in addition, in the case of a *lot* in a Zone 1 area and having a lesser *front lot line* than ninety (90) feet, the distance from

either or both of the *side lot lines* (except where the *side lot line* is the *flank* of a *corner lot*) at which any part of a *private detached dwelling house*, a *one-family dwelling house*, a *pair of semi-detached dwelling houses* or the end houses of *row housing* may be erected may be not less than three (3) feet, without any limitation on *height* or distance back from the *minimum front line set-back*;

- (f) in the case of a *lot* in any Zone 4 or 5 area and having a lesser *front lot line* than ninety (90) feet, any building may be erected with no part thereof closer to the nearest *side lot line* (except where the *lot line* is the *flank* of a *corner lot*) than the distance of fifteen (15) feet for a length not exceeding forty (40) feet back from the *minimum front lot line set-back* provided that no part of the building that projects beyond the prescribed sixty (60) degree angular plane exceeds sixty (60) feet in *height*;
 - (g) for the purposes of paragraphs (d), (e) and (f), "*height*" means the vertical distance between the average elevation of the natural or finished level of the ground, whichever is the lower, along the portion of the *side lot line* opposite the part of the building concerned and, in the case of a pitched-roofed building, the mean height level between the eaves and ridge and in the case of any other kind of roof, the highest point of the roof; and "*minimum front lot line set-back*" means twenty (20) feet from the *front lot line* except in a case governed by paragraph (a) when the minimum shall be as therein provided and except when the building is erected on a *corner lot* and the *minimum front lot line set back* is increased in accordance with paragraph (b) in which case the minimum shall be as so increased; but in no event shall any part of any building to which paragraphs (d), (e) or (f) apply be erected closer to any *lot line*, other than a *side lot line*, than compliance with paragraph (a) of subsection (3) permits.
- (5) (a) Subject to the provisions of paragraphs (b) and (c) and of subsection (6), no person shall, on any *lot* in any R district, erect or use any building or structure any part of which projects beyond any of the angular planes constructed in the manner hereinafter described in this paragraph; but in no case shall the distance between any external walls of a building or structure that face each other be less than fifty (50) feet.

The hereinbefore referred to angular planes shall be constructed outwards from the *base line* of each external wall of

each part of the building or structure at a vertical angle of forty (40) degrees above the horizontal and measured perpendicular to the *base line* or, in the case of a curved *base line*, perpendicular to the tangents of all points of the curved *base line*;

- (b) It shall not be necessary to comply with paragraph (a) if no part of the building or structure is erected within the arms of horizontal angles of sixty-five (65) degrees constructed outwards, at the natural level of the ground, from the nearest extremities of external walls that face each other provided that where the two extremities of one wall are, respectively, equidistant from the opposite extremities of the other wall or where the two extremities of one wall are equidistant from the nearest extremity of the other wall, the sixty-five (65) degree horizontal angles may be constructed from either pair of equidistant extremities;
- (c) Where two external walls of a building or structure rise from the ground and face and are parallel to each other and neither wall contains any opening except windows that light stairways and not more than two service or emergency or fire exit doors, the distance between the said walls may, subject to compliance with the requirements of By-law No. 9868, being "A By-law To regulate the erection and provide for the safety of buildings", be not less than six (6) feet, in which case paragraph (a) shall not apply;
- (d) for the purposes of this subsection,
 - (i) "*base line*" means, in the case of a wall rising from the ground, the natural or finished level of the ground adjoining the base of the wall, whichever is the lower, and in all other cases, means the lowest line of the wall above the natural or finished level of the ground, whichever is the lower;
 - (ii) a wall supported by or constructed above posts, pillars or other open construction shall be deemed to rise from the ground and the *base line* of the wall shall be deemed to be the line on which the production downwards of the face of the wall meets the natural level of the ground;
 - (iii) where external walls are not parallel to each other but the angle of divergence does not exceed eighty-five (85) degrees, such walls shall, nevertheless, be deemed to face each other;

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- (6) Notwithstanding anything contained in subsections (3), (4) or (5), no person shall, in any R.1A or R.2 district, erect any *apartment house* having a greater height above *grade* than thirty (30) feet.
- (7) (a) No person shall on any *lot* in any R district, erect or use any building or structure any part of which, including any feature such as balcony, verandah or canopy, is located upon or projects over any part of the *lot* between any *lot* line and the minimum distance therefrom at which any part of the building or structure may, pursuant to subsections (3) or (4) be erected or any part of the *lot* within the minimum distance of fifty (50) feet required by subsection (5) between external walls that face each other, but this subsection shall not apply to (a) main eaves or cornices; (b) fences and safety railings not exceeding five (5) feet in height; (c) prevent the construction and use between a *front lot line* and the main front wall of a residential building of an uncovered platform, not exceeding four (4) feet in height above *grade* not projecting more than eight (8) feet from the wall; nor the location of an uncovered platform at the rear of a residential building; (d) prevent the erection and use of any *accessory* building between a *rear lot line* and the nearest main rear wall of the main residential building, other than an *apartment house*, on a *lot*; (e) prevent the erection and use, between a *side lot line* and the nearest main wall of a *private detached dwelling house*, *one-family dwelling house*, or a *semi-detached dwelling house*, of a *private garage* attached to and forming part of the *dwelling house* provided no part of the garage is erected closer to the *front lot line* than the distance at which the main front wall of the *dwelling house* may be erected, or in the case of a corner lot, closer to the *flank* of the *lot* than the distance at which the *dwelling house* may be erected;
- (b) No person shall use any "*landscaped open space*" for any purpose which reduces the minimum prescribed by paragraph (b) of subsection (12) for the Zone in which the "*landscaped open space*" is located.
- (8) (a) No person shall, in any R. district, use any *lot* for the parking or storage of any trailer or commercial motor vehicle.
- (b) Subject to the provisions of paragraph (c), no person shall, in any R district, use any building or structure for the housing or storage of any trailer or commercial motor vehicle.
- (c) Notwithstanding the provisions of paragraph (b), the owner or occupant of any *lot*, building or structure in any R.2, R.3,

R.4 or R.4A district, may personally use any building or structure which is *accessory* to the *lot*, building or structure of which he is owner or occupant, for the housing or storage of one commercial motor vehicle.

- (d) No person shall, in any R district, use any portion of any *lot* beyond the main front wall of any residential building on such *lot* for the purpose of parking or storing any motor vehicle, provided that this provision shall not apply to the casual use for such purpose of a properly constructed and surfaced driveway;
- (9) Notwithstanding any other provision of this by-law, where any use or proposed use of any *lot*, building or structure is composed of two or more C uses which are separately classified for different C districts, none of such uses shall be construed as *accessory* to any other such use but the permissible district for such composite use shall be the less restricted district in the case of a combination of two C uses or the least restricted district in the case of a combination of more than two C uses.
- (10) Where either limit of a public or private lane, alley, driveway or right-of-way constitutes the boundary or part of the boundary between a C district and an R district, no person shall, in the C district, use any land or erect or use any building or structure on any land which fronts on such lane, alley, driveway or right-of-way for any C use if the only means of access to such land is by way of such lane, alley, driveway or right-of-way.
- (11) (a) No *lot* shall be so reduced in area, either by the conveyance or other alienation of any part thereof or otherwise, that the *gross floor area* of any building or structure thereon will exceed or the *landscaped open space* will be less than that prescribed for the district in which the *lot* is located or that any part of any building or structure on the *lot* will be closer to any *lot line* of the *lot* as so reduced than compliance with subsections (3) and (4) of this section permits or that the distance between any facing external walls of any building or structure on the *lot* will be less than compliance with subsection (5) of this section permits;
- (b) If any such reduction is made or occurs, no person shall thereafter use any building or structure on the *lot* until the applicable *gross floor area*, *landscaped open space*, external wall spacing and/or the *lot line* set-back requirements, as the case may be, are complied with;
- (c) No *landscaped open space*, or part thereof, of any *lot* and no part of any *lot* unoccupied by any building or structure by

reason of the operation of either subsection (3), (4) or (5) of this section shall be used in computing the *landscaped open space*, external wall spacing or *lot* line set-back requirements of an adjacent *lot* or in computing the *gross floor area* of any building or structure to be erected on an adjacent *lot*;

- (d) Where a building or structure was erected on a *lot* prior to the 13th day of April, 1959, and the building or structure contains a *gross floor area* in excess of the maximum permitted hereunder or the *lot* is deficient as to the *landscaped open space*, external wall spacing or *lot* line set-back requirements hereof, the *gross floor area* excess shall not be further exceeded nor shall the *landscaped open space*, external wall spacing or *lot* line set-back deficiency be increased by any addition to the building or structure, the erection of any additional building or structure or any reduction in the area of the *lot* by the conveyance or other alienation of any part of the *lot* or otherwise.
- (12) (a) No person shall, on any *lot*, in any V.1, V.2, V.3 or V.4 area, as the case may be, erect any C. building or C. structure having a greater *gross floor area* than as follows:
- | | |
|----------------|------------------------------|
| V.1 areas..... | 3 times the area of the lot |
| V.2 areas..... | 5 times the area of the lot |
| V.3 areas..... | 7 times the area of the lot |
| V.4 areas..... | 12 times the area of the lot |
- (b) No person shall on any *lot* in any zone 1, zone 2, zone 3, zone 4 or zone 5 area, as the case may be, erect any R. building or R. structure having a greater *gross floor area* or so that the *lot* has lesser *landscaped open space* than as follows:

Zones	Maximum <i>gross floor area</i>	Minimum <i>landscaped open space</i>
zone 1 areas	0.35 times the area of the <i>lot</i>	30% of the area of the <i>lot</i>
zone 2 areas	0.6 times the area of the <i>lot</i>	30% of the area of the <i>lot</i>
zone 3 areas	1.0 times the area of the <i>lot</i>	30% of the area of the <i>lot</i>
zone 4 areas	2.0 times the area of the <i>lot</i>	35% of the area of the <i>lot</i>
zone 5 areas	2.5 times the area of the <i>lot</i>	35% of the area of the <i>lot</i>

- (c) For the purposes of this By-law

- (i) "*gross floor area*" means, in the case of a C. building or C. structure the aggregate of the areas of each storey above *grade* measured between the exterior faces of the exterior walls of the building or structure at the level of each storey; and, in the case of an R. building or R. structure, means the aggregate of the areas of each floor, whether any such floor is above or below *grade*, measured

between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive, however, of any part of the building or structure below *grade* which is used for heating equipment, the storage or parking of motor vehicles, locker storage and laundry facilities, children's play areas and other *accessory* uses or used as living quarters by the caretaker, watchman or other supervisor of the building or structure;

(ii) zone 1 area means any R. 1 district;

zone 2 area means any R.1A or R.2 district;

zone 3 area means any R.3 district; any R.4 or R.4A district also designated as a V.1 area and any C.1 district also designated as a V.1 area;

zone 4 area means any R.4 or R.4A district also designated as V.2 area; any R.4 or R.4A district (except those lying south of Bloor Street East and West, between the east limit of Spadina Avenue and the west bank of the Don River) also designated as a V.3 or V.4 area; and any C.1 district also designated as a V.2 or V.3 area;

zone 5 area, means any R.4 or R.4A district lying south of Bloor Street East and West, between the east limit of Spadina Avenue and the west bank of the Don River, also designated as a V.3 or V.4 area; and any C.1 district also designated as a V.4 area;

(iii) "*landscaped open space*" means open, unobstructed space on a *lot* which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and includes the part of a *lot* unoccupied by any building or structure by reason of the operation of subsections (3), (4) or (5) of this section and any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicle parking area or any open space beneath or within any building or structure.

(13) The owner or occupant of every building or structure to be erected or used for the purpose of a place of residence, a *place of assembly*, a factory, an office building, a department store, a groceteria, supermarket or other similar self-service establishment, a *tavern* or *public house*, shall provide and maintain motor vehicle parking facilities in a *private garage* or *neighbourhood garage*, in the case of a place of residence, other than an *apartment house*;

in the case of an *apartment house*, in a garage in the basement thereof or in a garage on the same lot therewith or in a *parking station*, and, in all other cases, either in a *public garage*, a *private commercial garage*, a *parking lot* or a *parking station*, to the extent at least prescribed in the schedule hereto for the respective classes of buildings or structures set out therein.

The following is the schedule referred to:

Type or Nature of Building or Structure	Minimum Required Parking Facilities
a place of residence, other than an <i>hotel</i> , <i>private hotel</i> or <i>apartment house</i>	1 <i>parking space</i> for each <i>dwelling unit</i> therein
an <i>apartment house</i>	1 <i>parking space</i> for each <i>dwelling unit</i> therein plus 1 <i>parking space</i> for each four <i>dwelling units</i> , or fraction thereof, for visitors.
a factory	1 <i>parking space</i> for each 400 square feet of floor space therein used for manufacturing purposes
a department store	1 <i>parking space</i> for each 500 square feet of selling space therein
a place of assembly	1 <i>parking space</i> for each 10 persons comprised in a normal capacity audience or attendance
a groceteria, supermarket or other similar self-service establishment	1 <i>parking space</i> for each 300 square feet of selling space therein
a <i>tavern</i> or <i>public house</i>	1 <i>parking space</i> for each 10 persons that can be accommodated at any one time
an office building	1 <i>parking space</i> for each 1,000 square feet of rentable floor space therein
an <i>hotel</i> or <i>private hotel</i>	1 <i>parking space</i> for each 6 bedrooms

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- (a) For the purpose of this subsection "*place of assembly*" includes a theatre, a concert hall, an auditorium, an arena, a stadium, an athletic field or other premises of a like nature designed for the entertainment or amusement of more than one hundred (100) persons at any one time but does not include a *church*, and "*parking space*" means an area of at least one hundred and seventy (170) square feet and at least eight (8) feet wide which is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle;
 - (b) Ingress and egress to and from the parking facilities prescribed by this subsection shall be provided by a sufficient number of adequate, unobstructed driveways or passageways;
 - (c) Notwithstanding the provisions of this subsection, the minimum parking facilities for any place of residence in Regent Park Housing Project (North Plan) shall be one *parking space* for each three *dwelling units* in such place of residence;
 - (d) Where the owner or occupant of a factory, department store, place of assembly, groceteria, supermarket or other similar self-service establishment, tavern or public house or office building proposes to provide, in a public garage, a private commercial garage or parking lot, the motor vehicle parking facilities prescribed by this subsection, such public garage, private commercial garage or parking lot shall be located not more than one thousand (1,000) feet from the factory, department store, place of assembly, groceteria, supermarket or other similar self-service establishment, tavern or public house or office building.
 - (e) The provisions of this subsection shall not apply to the owner or occupant of any building or structure to be erected or used in either of the following areas, namely:
 - (i) The area bounded on the south by the Toronto Viaduct, on the east by a line parallel to and distant one hundred and twenty (120) feet east of the east limit of Church Street, on the west by a line parallel to and distant one hundred and twenty (120) feet west of the west limit of York Street and on the north by the south limit of Queen Street West;
 - (ii) The area bounded on the south by the north limit of Queen Street West, on the east by a line parallel to and distant one hundred and twenty (120) feet east of the east limit of Church Street, on the west by a line parallel

and distant one hundred and twenty (120) feet west of the west limit of Chestnut Street and on the north by a line parallel to and distant one hundred (100) feet north of the north limit of Dundas Street West.

- (14) The owner or occupant of every building or structure to be erected or used for the purpose of a factory, a warehouse, a *retail store*, including a department store, a market, a cartage or express or passenger terminal, an *hotel*, or a hospital or any other purpose similarly involving the frequent shipping, loading or unloading of persons, animals or goods, wares or merchandise, shall provide and maintain at the premises loading facilities, on land that is not part of a highway, comprised of one or more loading spaces, each not less than thirty (30) feet long, twelve (12) feet wide and having a vertical clearance of at least fourteen (14) feet, according to the floor area of the building or structures as follows:

Floor Area	Number of Loading Spaces
6,000 square feet or less	none
from and including 6,001 square feet to and including 25,000 square feet	1 loading space
from and including 25,001 square feet to and including 80,000 square feet	2 loading spaces
from and including 80,001 square feet to and including 150,000 square feet	3 loading spaces
from and including 150,001 square feet to and including 240,000 square feet	4 loading spaces
from and including 240,001 square feet to and including 325,000 square feet	5 loading spaces
over 325,000 square feet, for each additional 100,000 square feet	1 loading space

- (a) In addition to the foregoing, the owner or occupant of every building or structure to be erected or used for the purpose of an *apartment house* or *private hotel* shall if such *apartment house* or *private hotel* has a greater gross floor area than thirty thousand (30,000) square feet, provide and maintain an unobstructed, hard surfaced driveway which serves an entrance to the building or structure and which is so laid out that motor vehicles can enter and leave the *lot* on which the building or structure is located while driving forward in one continuous movement.

- (15) (a) No land, building or structure shall be used in any C district for any commercial or industrial purpose as is likely to create danger to health or danger from fire or explosion and as is

specified in paragraph (i) hereof, without the approval in writing of the Committee of Adjustment constituted under Section (18) of The Planning Act, 1955, or, where no such committee has been established, or, having been established has been abolished, of the Toronto City Planning Board.

- (i) The following are the commercial or industrial purposes above referred to:

animal by-product plant; animal food factory; animal hospital; dangerous chemical products factory; dangerous gas plant; distillation plant; dry-cleaning establishment; fish packing plant; fuel storage tank; general chemical products factory; general gas plant; laboratory, class B; meat products plant; metal products factory; miscellaneous non-metallic minerals plant; offensive chemical products factory; primary metals plant; salvage yard; tannery; textile factory; wood products factory; a saw mill; a planing mill; a rag mill; a pulp mill; a paper mill; a lumber yard; a wool carbonizing plant; an artificial abrasives plant; a slaughter house; a poultry killing establishment; a pharmaceutical factory; the refining of oil, gasoline, coal-oil, tar or bituminous products.

- (b) The Committee or Board, as the case may be, shall give one copy of its written decision upon any application for approval to the applicant and shall file one copy with the clerk of the municipality and where the Committee or Board has refused to grant any such application, it shall, upon the request of the applicant, refer the matter to the Ontario Municipal Board, which Board may grant or refuse such approval and its decision shall be final and binding.
- (16) Where a C district, or any portion thereof, fronts on one *street* and has a flankage on another *street*, and such flankage either adjoins an R district or is separated therefrom by a *street* less than forty (40) feet in width, no person shall (1) on any *lot* in the C district, erect or use any C building or structure fronting or gaining its principal entrance from the flanking *street* or (2) use any such lot for a C use which gains its principal entrance from the flanking *street*.
- (17) No person shall in any C.2, C.3 or C.4 district, erect any R. building or use any building for any R. use.
- (18) No person shall, in any R. district, erect or use any building or structure having more than one basement or floor level below or partly below *grade* containing dwelling units.

SECTION 5—G DISTRICTS.

- (1) No person shall, within any G district, use any *lot* or erect or use any building or structure for any purpose except one or more of the following G uses, namely:
- (a) a *public park*, including therein one or more athletic fields, field houses, *community centres*, bleachers, open or closed swimming and wading pools, green houses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations and refreshment rooms;
 - (b) a *public playground*;
 - (c) a *playlot*;
 - (d) a *golf course*;
 - (e) any use which is *accessory* to any of the foregoing uses.

SECTION 6—R.1 DISTRICTS

- (1) No person shall, within any R.1 district, use any *lot* or erect or use any building or structure for any purpose except a G purpose or one or more of the following R.1 uses, namely:
- (a) a *private detached dwelling house*, including the keeping therein of not more than two roomers or boarders;
 - (b) the office of a physician or dentist, located in the basement or on the first floor of the *private detached dwelling house* which such physician or dentist regularly uses as his private residence;
 - (c) a *converted dwelling house* provided (1) the building by reason of its age and size has become obsolete, unsuitable and unmarketable for single *family* use, (2) each *dwelling unit* therein has a floor space of not less than six hundred (600) square feet except in the case of an attic where the permissible floor area per *dwelling unit* shall not be less than four hundred and fifty (450) square feet, and (3) no exterior addition to or major exterior alteration of any such *dwelling house* proposed to be so converted is made and the external appearance and general character of the building as a *private detached dwelling house* is not materially altered;
 - (d) a *municipal community centre*, including any appropriate bulletin board;
 - (e) a *church*, provided it is originally constructed for the purpose;
 - (f) a municipal water reservoir;
 - (g) a drinking water fountain;
 - (h) an *ornamental structure*;

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- (i) any use which is *accessory* to any of the foregoing uses including a *private garage*.
 - (2) No person shall, within any R.1 district, use any building, structure or *lot* for the erection or display of any sign or billboard other than one non-illuminated real estate sign not exceeding four (4) square feet in area advertising the sale, rental or lease of such building, structure or *lot* and/or one non-illuminated non-trespassing, safety or caution sign not exceeding two (2) square feet in area and/or one sign not exceeding one (1) square foot in area indicating the name and profession of a physician or dentist, and/or one *church* bulletin board not exceeding twelve (12) square feet in area.
 - (3) No person shall, within any R.1 district (1) erect any *church* until the plans and elevations thereof have been considered by the Committee on Property and City Council after receiving reports thereon from a committee consisting of the Commissioners of Buildings and City Planning and at least two members of the Toronto Chapter of the Ontario Association of Architects and from the Toronto City Planning Board; (2) erect or use any *church* on any *lot* having a lesser frontage than one hundred (100) feet and unless there is provided and maintained on land adjacent to the *church* motor vehicle parking facilities on the basis of one parking space of at least two hundred (200) square feet for each forty (40) persons in a normal capacity attendance.
 - (4) Notwithstanding the provisions of subsection 1, no person shall within either of the areas hereinafter described (i) keep any roomer or boarder in any *dwelling house* or (ii) alter or convert any *dwelling house* so as to provide therein two or more *dwelling units*. The following are the areas referred to:
 - (a) the area bounded on the east by west limit of Avenue Road, on the west by the west City limits, on the north by the north City limits and on the south by a line parallel to and distant one hundred and thirty-four (134) feet north of the north limit of Briar Hill Avenue;
 - (b) that portion of the City generally known as Lawrence Park and more particularly described as being the lands subdivided by Plans numbers E511, 1534 and 1485 registered in the Registry Office for the Registry Division of Toronto, excepting lots number 94 to 98, inclusive, and 134 to 143, inclusive, according to said Plan Number 1485.

SECTION 7—R.1A DISTRICTS.

- (1) No person shall, within any R.1A district, use any *lot*, or erect or use any building or structure for any purpose except for any G. or R.1 use or one or more of the following R.1A uses, namely:

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- (a) a *duplex dwelling house*, a *double duplex dwelling house* or an *apartment house* designed by an architect and the exterior thereof constructed of burnt brick or natural stone;
 - (b) a *neighbourhood garage*;
 - (c) any use which is *accessory* to any of the foregoing uses including a *parking station* when *accessory* to an *apartment house*.
- (2) No person shall, within any R.1A district use any building, structure or lot for the erection or display of any sign except those permitted in R.1 districts.
 - (3) The provisions of section 6 respecting *lot frontage* and motor vehicle parking facilities for *churches* and the consideration of the plans and elevations of *churches* by the Committee on Property and City Council shall apply to every *church* erected or used in an R.1A district.

SECTION 8—R.2 DISTRICTS.

- (1) No person shall, within any R.2 district, use any lot or erect or use any building or structure for any purpose except for any G, R.1 or R.1A use or one or more of the following R.2 uses, namely:
 - (a) a *one-family dwelling house*;
a *semi-detached dwelling house*;
a *duplex dwelling house*;
a *double duplex dwelling house*;
a *triplex dwelling house*;
a *converted dwelling house*;
row housing;
 - (b) the keeping of not more than three roomers or boarders in any of the foregoing classes of dwelling accommodation, except in the case of a *one-family dwelling house* where the *family* consists of a group of not more than five unrelated persons;
 - (c) the letting of a flat in a *private detached dwelling house*, a *one-family dwelling house* or a *semi-detached dwelling house* to a family of two or more persons who are interrelated by bonds of consanguinity, marriage or legal adoption;
 - (d) the office of a physician or dentist, located in the basement or on the first floor of any of the foregoing classes of dwelling accommodation which such physician or dentist regularly uses as his private residence;
 - (e) a *public school*, a *day nursery*, a *nursery school*, a *church*, Bible Institute, Christian Science reading room or religious library or a *private academic, religious or philanthropic school*, provided that any building used for any purpose mentioned in this paragraph is or was originally constructed for such purpose.
 - (f) a *parking station*;
 - (g) any use which is *accessory* to any of the foregoing R.2 uses.

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- (2) No person shall, within any R.2 district, use any building, structure or lot for the erection or display of any sign except those permitted in R.1 districts and/or in respect to any non-residential building or structure not more than one bulletin board not exceeding twelve (12) square feet in area.
- (3) Subject to the provisions of paragraph (a) of this subsection, none of the provisions of this section shall apply to prevent the use of any *private detached house, one-family dwelling house or semi-detached dwelling house* in any R.2 district as a *boarding or lodging house* subject to the following conditions: (i) the owner or bona fide tenant of the *boarding or lodging house* shall occupy therein as his permanent personal residence a dwelling area of not less than four hundred (400) square feet plus seventy-five (75) square feet for each person in the family of the owner or tenant in excess of two; (ii) no room in the *boarding or lodging house* shall be let as sleeping accommodation unless the area thereof is sufficient to provide at least one hundred (100) square feet for a single occupant or seventy-five (75) square feet for each one of two or more occupants; (iii) no sign which is visible from the exterior of the *boarding or lodging house* shall be displayed; (iv) no cooking equipment shall be permitted in any room used for sleeping purposes; (v) running water toilets, wash basins and baths or showers shall be provided on the basis of one each for every six occupants of the *boarding or lodging house*; (vi) the *boarding house or lodging house* and the lot upon which it is located, as well as every *accessory* building, shall at all times be maintained in a clean and orderly condition as to such things and matters as paint, window sills, yards and lawns.
- (a) This subsection shall not apply to any *private detached dwelling house, one-family dwelling house or semi-detached house*
- (i) in any R. 2 district in the portion of the City bounded on the north by Mount Pleasant Cemetery, on the east by the east City limit, on the south by the right-of-way of the Canadian Pacific Railway and on the west by the Vale of Avoca;
 - (ii) in any R.2 district in the portion of the City lying north of the Belt Line Railway;
 - (iii) in any R. 2 district in the portion of the City bounded on the north by the Belt Line Railway, on the east by Yonge Street, on the south by St. Clair Avenue West and on the west by Avenue Road, Lonsdale Road and Oriole Parkway;
 - (iv) on any land abutting on Whitehall Road.

SECTION 9—R.3 DISTRICTS.

- (1) No person shall, within any R.3 district, use any *lot* or erect or use any building or structure for any purpose except for any G, R.1, R.1A or R.2 use one or more of the following R.3 uses, namely:
 - (a) a *community centre*;
a student fraternity or sorority house;
a *boarding or lodging house*;
 - (b) any use which is *accessory* to any of the foregoing uses.
- (2) No person shall, within any R.3 district, use any building, structure or *lot* for the erection or display of any sign or bulletin board other than those permitted in R.2 districts and/or one non-neon facial sign not exceeding two (2) square feet in area, advertising rooms to let, tourist accommodation or similar use.

SECTION 10—R.4 DISTRICTS.

- (1) No person shall, within any R.4 district, use any *lot*, or erect or use any building or structure for any purpose except for any G, R.1, R.2 or R.3 use or one or more of the following R.4 uses, namely:
 - (a) an *apartment house*;
a *private hotel*;
the office of a physician, dentist, osteopath or chiropractor in the portion of an apartment house or private hotel used by him as his regular place of residence if such portion of the building is located in the basement or on the first floor thereof;
a *public school*, a *day nursery*, a *nursery school*;
a *private academic, religious or philanthropic school*;
a *church*, Bible Institute, Christian Science reading room or religious library;
a branch of the Conservatory of Music;
a military academy;
a private hospital, *public hospital* or *psychiatric hospital*;
a *home for the aged*;
a public or private home for the blind;
a *maternity boarding house*;
a *children's home*;
a *children's shelter*;
a *boys' home*, *girls' home*, or *orphanage or infants' home*;
a monastery, a nunnery or religious retreat;
a *private club*;
a *public library*, *public museum*, *public art gallery* or an observatory;
a bathing station;
Salvation Army, Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A.;

- (b) any use which is *accessory* to any of the foregoing uses.
- (2) Notwithstanding the provisions of subsection 1, a *retail store* that is appurtenant to and for the benefit of the tenants of an *apartment house* or *private hotel* may be established and operated therein provided that the entrance to such store shall be from within such *apartment house* or *private hotel* and no exterior window of such store, *apartment house* or *private hotel* shall be used for the display of goods or advertising.
- (3) No person shall, within any R.4 district, use any building, structure or *lot* for the erection or display of any sign or bulletin board except those permitted in R.3 districts and/or one non-neon facial sign, not exceeding two (2) square feet in area, indicating the nature of the occupancy of a non-residential building or structure.

SECTION 11—R.4A DISTRICTS.

- (1) No person shall, within any R.4A district, use any *lot* or erect or use any building or structure for any purpose except for any G, R.1, R.2, R.3, or R.4 use or one or more of the following R.4A uses namely:
 - (a) the office of a professional person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor; the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature; a business administrative office; an office building for the accommodation of any foregoing office or offices.
- (2) No person shall, within any R.4A district, use any building, structure or *lot* for the erection or display of any sign except those permitted in R.4 districts and/or one non-neon facial sign not exceeding two (2) square feet in area indicating the nature of an office occupancy.

SECTION 12—C.1 DISTRICTS.

- (1) No person shall, within any C.1 district, use any *lot* or erect or use any building or structure for any purpose except any G or R use or one or more of the following C.1 uses, namely:
 - (a) *PUBLIC*:
 - a *defence project*, a police station, fire hall, a *government office*, municipal baths and swimming pool; public commercial scales;
 - (b) *RESIDENTIAL*:
 - an *hotel*, an *apartment-hotel*, one or more *dwelling units* in the upper portion of a C.1 building;

(c) *RECREATIONAL:*

a *place of amusement*, commercial baths and swimming pool, a *commercial club*, an athletic field other than in a public park, a *tavern or public house*;

(d) *STORES, ETC.:*

a *retail store*, a *sample or showroom*, a *delicatessen shop*, a *box lunch shop*, a *caterer's shop*, a *bake-shop*, an *eating establishment*, an *auctioneer's premises*, a *commercial lending library*, a *pawnbroker's shop*, a *photographer's shop*, a *second-hand shop*, a *tailor's shop*, a *pet shop*, a *sales or hire garage*;

(e) *WORKSHOPS:*

a *dressmaker's shop*, a *motor vehicle repair shop*, class "A", a *locksmith's or gunsmith's shop*, a *shoe repair shop*, a *taxidermist's shop*, an *upholsterer's shop*, a *laboratory*, class "A", a *custom workshop*, a *private commercial garage*;

(f) *OFFICES, STUDIOS, ETC.:*

a *business office*; an *office building*, a *film exchange*, an *artist's or photographer's studio*, a *motion picture studio*, a *commercial school*, a *clinic*, an *undertaker's establishment*;

(g) *SERVICE SHOPS, ETC.:*

a *service and repair shop*, a *barber shop*, a *ladies' hair-dressing establishment*, a *massage parlour*, a *dry cleaner's distributing station*, a *spotting and stain removing shop*, a *dry cleaning shop*, a *laundry shop*, a *shoe shine shop*, an *automobile service station*, a *parking lot*, a *parking station*, a *taxi cab stand or station*, a *car washing establishment*, a *cold storage locker plant*, an *animal hospital*, a *duplicating shop*, and a *printing plant* in which not more than ten (10) persons are employed;

(h) *SIGNS:*

a *wall sign*, *window sign*, *roof-sign*, *projecting sign*, *ground sign*, a *banner sign* or other sign, notice or advertising device, except any sign, notice or advertising device, externally displayed or visible from the exterior of any building, respecting or apparently respecting such matters as fortune telling, palmistry or phrenology;

(i) *MISCELLANEOUS:*

an *air port*, an *air field*, *private commercial scales*, *market gardening*;

(j) any use that is *accessory* to any of the foregoing uses.

- (2) The provisions of subsections (3), (4) and (5) of section 4 respecting *side* and *rear lot line* set-backs and the spacing of facing external walls in R. districts shall apply *mutatis mutandis* to every residential building erected in a C.1 district and for the purposes of paragraphs (d), (e) and (f) of said subsection (4) the *front lot line* of a lot in a C.1 district shall be deemed to be the *minimum front lot line set-back*.
- (3) Where a building is erected for a C.1 use and the upper portion of such building is proposed to be erected or altered for use as one or more *dwelling units*, the coverage of the lowest floor of such upper portion shall not exceed fifty (50) per cent. of the total area of the lot upon which such building is located.

SECTION 13—C.2 DISTRICTS.

- (1) No person shall, within any C.2 district, use any lot or erect or use any building or structure for any purpose except for any G or C.1 use or one or more of the following C.2 uses, namely:
 - (a) **PUBLIC:**
a waterworks plant, a pumping station, a *city yard*;
 - (b) **TRANSPORTATION AND DISTRIBUTION:**
a railway, including service and repair yards, a railway station, a bus station, a *milk or bread distributing depot*, a *motor vehicle repair shop*, class "B", a *commercial stable*;
 - (c) **SALES OUTLETS:**
an *open air market*; a *builders' supply yard*, class "A"; bulk cement storage, batching and mixing of concrete; a lumber yard, a retail coal, coke and wood yard; a retail fuel oil yard provided the fuel oil is stored in underground tanks;
 - (d) **WORKSHOPS, ETC.:**
a *blacksmith's shop*, a *tinsmith's shop*, a *bookbinder's shop*, a *carpenter's shop*, a *commercial welder's shop*, a *dry-cleaning establishment*, a *machine laundry*, a *contractor's yard or shop*, class "A" (provided there is no storage of bulk cement), a workshop or equipment yard of a decorator, interior decorator, display designer or sign erector;
 - (e) **STORAGE:**
a *storage warehouse*, class "A", a cold storage plant, including the processing of frozen foods, a natural ice plant;

(f) **MANUFACTURING:**

- (i) an artificial ice plant, a *dairy products plant*, a *wholesale dyeing plant*, a *printing plant*, a *bakery*, a *soft drink bottling works*, a *brewery*, a *tobacco factory*, a *canning factory (fruits and vegetables)*, a *fur goods factory*, a *pickle factory without curing or storage vats on the premises*, a *miscellaneous vegetable food products factory, class "A"*, a *prepared horn or bone products factory*, a *textile factory*, a *sheet mica factory*, an *inoffensive gas plant*;
 - (ii) a *paper products factory*, a *wood products factory*, a *small metal wares factory*, an *ink factory*, a *plastic products factory*, a *miscellaneous industry factory*, provided that, in the conduct of any of the classes of factory named in this clause, (1) there is no hammering, stamping, grinding, sawing, drilling or planing or other operation by any means other than manual or electric motor; (2) all heat-processing is powered only by gas, oil or electricity; and (3) no gas or electricity is generated on the factory premises; and provided further, in the case of a *plastic products factory*, that all fabrication is of previously prepared material;
 - (iii) packing or packaging any goods, wares, or merchandise, substances, articles or things mentioned in clauses (i) or (ii);
- (g) any use which is *accessory* to any of the foregoing uses.

SECTION 14—C.3 DISTRICTS.

- (1) No person shall, within any C.3 district, use any *lot* or erect or use any building or structure for any purpose except for any G, C.1 or C.2 use or one or more of the following C.3 uses, namely:
- (a) **PUBLIC:**
public harbour works, including public wharves, light-houses and beacons;
 - (b) **SALES OUTLETS:**
a *builders' supply yard, class "B"*;
 - (c) **STORAGE:**
a *contractor's yard, class "B"*, a grain elevator;
 - (d) **MANUFACTURING:**

- (i) a pattern shop, a flour or feed mill, a saw mill, a planing mill, a rag mill, a distillery, a winery, a vegetable oils plant, a pea-straw ensilage plant, a candy factory, a pickle factory having curing or storage vats on the premises, a sauerkraut factory, a vinegar factory, a meat products factory, a fish packing plant, a leather goods factory, a wood products factory, a paper products factory, a small metal wares factory, a plastic products factory, a miscellaneous vegetable products factory, a miscellaneous vegetable food products factory, class "B", a miscellaneous industry factory, a pharmaceutical factory, an animal food factory, a non-dangerous or non-offensive metal products factory, a general chemical products factory, a non-dangerous or non-offensive miscellaneous non-metallic minerals factory;
- (ii) a ceramics factory if wholly enclosed, and having all heat-processing powered only by gas, oil or electricity and having no gas or electricity generated on the factory premises;
- (iii) packing or packaging any goods, wares, merchandise substances, articles or things mentioned in clauses (i) or (ii);

(e) **MISCELLANEOUS:**

a cartage, express or truck transport yard or terminal for one or more highway transportation companies or organizations, a shipping, trans-shipping or distributing depot;

- (f) any use which is accessory to any of the foregoing uses.

SECTION 15—C.4 DISTRICTS.

- (1) No person shall, within any C.4 district, use any lot or erect or use any building or structure for any purpose except for any C.1, C.2 or C.3 use or one or more of the following C.4 uses, namely:

(a) **PUBLIC:**

a sewage disposal plant, a public incinerator or refuse destructor, a garbage dump;

(b) **STORAGE:**

a storage warehouse, class "B", a fuel storage tank, a wholesale fuel supply yard, a salvage yard or shop;

(c) **MANUFACTURING:**

a tannery, a pulp mill, a paper mill, a metal products factory, a primary metals plant, a distillation plant, an

animal by-products plant, a wool carbonizing plant, an artificial abrasives plant, a general gas plant, an offensive gas plant, a dangerous gas plant, a ceramics factory, a miscellaneous non-metallic minerals plant, an offensive chemical products factory, a dangerous chemical products factory;

(d) **MISCELLANEOUS:**

a slaughter-house, a stock yard, a laboratory, class "B", a pit or quarry, a poultry-killing establishment;

(e) any use that is not permitted in any other class of district but which may be lawfully established in the City of Toronto.

(f) any use which is *accessory* to any of the foregoing uses.

SECTION 16—GENERAL EXCEPTIONS.

(1) Notwithstanding anything hereinbefore contained, none of the provisions of this by-law or of any *restrictive by-law*, as defined in paragraph (a) of section 18, shall apply:

(a) to prevent the use of any land or the erection or use of any building or structure in any R district or C district for the purposes of the public service by the Corporation or any local board thereof, as defined by The Department of Municipal Affairs Act, R.S.O. 1950, Chapter 96, the Corporation of the Municipality of Metropolitan Toronto, the Toronto Harbour Commissioners, any telephone or telegraph company, any Department of the Government of Ontario or Canada, including the Hydro-Electric Power Commission of the Province of Ontario, provided that where such land, building or structure is located in any R district (1) no goods, material or equipment shall be stored in the open, (2) the requirements for the location respecting *landscaped open space*, *lot line set-backs* and spacing of facing external walls shall be complied with, and (3) any building erected under the authority of this paragraph shall be designed and maintained in general harmony with residential buildings of the type permitted in the said district;

(b) to prevent the use of any land or the erection or use of any building or structure on any land abutting either on the west side of Jarvis Street, between Dundas Street East and a point six hundred (600) feet northerly therefrom, or on the east side of Mutual Street, between the said points, for the purpose of a combined store, factory and warehouse with not more than two (2) outlets therefrom to Jarvis Street;

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- (c) to prevent the conversion of any building which, on the day of the passing of this by-law, was located on any land abutting on either side of St. Clair Avenue West, between Yonge Street and Walmer Road, into one or more offices for physicians and dentists, or any of them, provided no exterior addition or major exterior alteration is made to any such building proposed to be so converted;
 - (d) to any land, building, or structure which, on the date of the passing of this by-law, was owned by the Board of Education for the City of Toronto or the Toronto and Suburban Separate School Board as long as such land, building or structure is used only for teaching or instructional purposes, including purposes *accessory* thereto, provided such building or structure, and any addition thereto, is or was originally constructed for such purposes;
 - (e) to prevent the use of any land or the erection or use of any building or structure on any land for the purpose of any *church* provided such land, building or structure was, on the date of the passing of this by-law, owned by such *church* and used for its purposes.
 - (f) to prevent the replacement, without complying with the requirements of this by-law respecting *gross floor area, landscaped open space* and *lot line* set-backs, of a *private detached dwelling house* or *one-family dwelling house* on a *lot of record*, in case of destruction, or damage to the extent at least of fifty (50) per cent of the value of the building before damage, by fire, explosion, windstorm or Act of God or in case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons, provided the new building is located in the same position relative to the *lot* lines as and does not exceed the size of the former building.
 - (g) to prevent the use of any land or the erection or use of any building or structure on any land abutting on the north side of Queen Street East, between Pape Avenue and Brooklyn Avenue, or on the south side of Louvain Avenue for light manufacturing purposes, namely, any business no part of the operation of which produces or is likely to produce either noise or vibration which interferes with any adjoining property, obnoxious odours, or fumes, or undue smoke, provided that where incidental to any such business any work is done or goods or materials are stored on any land appurtenant to such building, such work is done and such goods or materials are stored in a neat, clean and orderly manner.

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- (h) to prevent the use of any land or the erection or use of any building on any land within the area bounded on the north by Lawrence Avenue West, on the east by Chatsworth Drive, on the south by the production of the north street line of Cheritan Avenue westerly and parallel to Lawrence Avenue West to the west City limits and on the west by the west City limits, for the purpose of a single *duplex dwelling house*, a *double duplex dwelling house*, a semi-detached *triplex dwelling house* or a block or four attached *triplex dwelling houses* with office accommodation in any such *dwelling house* for a duly qualified medical practitioner who resides therein without complying with the requirements of this by-law respecting lot frontage, lot area, lot coverage, ground floor area or dwelling unit area.
- (i) to prevent the use of any land or the erection or use of any building, not exceeding thirty-six (36) feet in height, on any land within the area described in By-law 18284 passed May 1, 1951, for light manufacturing purposes provided no part of any such building is erected closer to the southerly or easterly boundary of the said area than the distance of seventy-five (75) feet; and for the purpose of this paragraph "light manufacturing" means any business, no part of the operation of which produces or is likely to produce either noise or vibration which interferes with the enjoyment of the adjoining property or properties, obnoxious odours or fumes or undue smoke, provided that where, in connection with any such business, work is done or goods or materials are stored in the open or in an open yard, such work is done and such goods or materials are stored in a neat, clean and orderly manner.
- (j) to prevent the use of lots 1 to 8 inclusive according to Plan No. 988 registered in the Registry Office for the Registry Division of Toronto; lots 14, 15, 16, 17, 22 and 23 according to Plan No. 654, registered in the said Registry Office and lot 13, according to said Plan 654 (except the northerly twenty-five (25) feet thereof) having a frontage of Three hundred and eight (308) feet two (2) inches on the north side of St. Johns Road by a depth of Three hundred and fifty-four (354) feet on the east side of Runnymede Road for *public hospital* purposes or the erection or use of any building or structure on any such land for any such purpose.
- (k) to prevent the use of land within the area bounded on the west by the west City limits; on the north by the south limit of Lawrence Avenue West; on the east by the west limit of the lands sub-divided by Plan No. 778E registered in the Registry Office

for the Registry Division of Toronto and on the south by the north limit of Plan No. M-299 on file in the Office of Land Titles, Toronto, for *private academic, philanthropic or religious school* purposes or the erection or use of any building or structure on any such land for any such purpose.

- (l) to prevent the erection of *apartment houses* in the area bounded by Wood, Alexander, Yonge and Church Streets having a greater *gross floor area* and lesser motor vehicle parking facilities than required by subsections (12) and (13) of section 4 provided the *lot coverage* of any *apartment house* erected in said area does not exceed thirty (30) per cent. and at least one (1) parking space of at least two hundred (200) square feet is provided for each three *dwelling units* in such *apartment house*.
- (m) to prevent the use, as a *boarding or lodging house* in compliance with the conditions set out in subsection (3) of section 8 respecting *boarding or lodging houses* in R.2 districts, of any *dwelling house* which, on the 20th day of April, 1953, was located in the area hereinafter described and which, on the said date, was being used as a *boarding or lodging house*, so long as it continues to be used as a *boarding or lodging house* in compliance with the said conditions. The following is the area referred to, namely: the R.1A portion of the area bounded on the west by the east limit of Yonge Street, on the south by the north limit of Bloor Street East, on the north by the right-of-way of the Canadian Pacific Railway, on the north-east by Reservoir Park and Park Drive Reservation and on the east by the east City limits.
- (n) to prevent the use of premises known in the year 1954 as No. 27 Walmer Road as a nursing home.
- (o) to prevent the use of premises known in the year 1954 as No. 45 Walmer Road as the University of Toronto Institute of Child Study;
- (p) to prevent the use of premises known in the year 1954 as No. 8 May Street as a private hospital, provided the building and grounds be maintained in a proper manner and that the operation of the hospital be carried on in a manner satisfactory to whatever medical authority is charged with the inspection.
- (q) to prevent the erection and use, on the lands hereinafter described, of an *apartment house* fronting on Rosedale Valley Road, not exceeding nine storeys in height at the front nor eight

storeys in height at the rear and containing not more than twelve (12) *dwelling units* each having a floor area of at least four hundred and seventy-five (475) feet and each remaining *dwelling unit* having a floor area of at least seven hundred and fifty (750) square feet. The following are lands referred to, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Toronto in the County of York and Province of Ontario and being composed of the whole of Blocks A, C and E and parts of Blocks B and D according to a plan filed in the Office of Land Titles at Toronto as Number M.193, the boundaries of the said parcel being described as follows: Commencing at a point in the southerly limit of Pinehill Road where the same is intersected by the easterly limit of the said Block D; thence south-westerly in a straight line Eighty-two feet (82') more or less to a point in the southerly limit of the said Block D distant fifty-nine feet nine inches (59' 9") measured westerly thereon from the south-easterly angle of the said Block D; thence westerly along the southerly limits of the said Blocks D, E and C one hundred and twenty-eight feet (128') more or less to the north-easterly limit of Rosedale Valley Road; thence north-westerly along the last mentioned limit two hundred and eighty-eight feet three inches (288' 3") more or less to the northerly limit of the said Block A; thence easterly along the northerly limits of the said Blocks A and B two hundred and eighty-seven feet ten inches (287' 10") more or less to an iron tube planted at a point in the northerly limit of the said Block B distant sixty-four feet six inches (64' 6") measured westerly thereon from the north-easterly angle of the said Block B; thence south-easterly in a straight line one hundred and sixty-three feet four and one-half inches (163' 4½") more or less to an iron tube planted at a point in the production westerly of the southerly limit of Pinehill Road distant forty-one feet two and one-half inches (41' 2½") measured westerly along the said production from the westerly limit of Pinehill Road; thence easterly along the said production to and along the said southerly limit of Pinehill Road fifty-one feet two and one-half inches (51' 2½") more or less to the point of commencement.

- (r) to prevent the re-erection or re-location on the lot at the south-west corner of Avenue Road and St. Clair Avenue West, having a frontage on St. Clair Avenue West of approximately sixty (60) feet and a flankage on Avenue Road of approximately one

hundred (100) feet, of the bank building which, on the day of the passing of this by-law, was located on the said lot.

- (s) to prevent the use of the four-storey building which, on the day of the passing of this by-law, was located at the south-west corner of Bloor Street West and Dufferin Street, for light manufacturing purposes, namely, any business no part of the operation of which produces or is likely to produce either noise or vibration which interferes with any adjoining property, obnoxious odours, or fumes or undue smoke, provided that where incidental to any such business any work is done or goods or materials are stored on any land appurtenant to such building, such work is done and such goods or materials are stored in a neat, clean and orderly manner.
- (t) to prevent the erection and use of an *automobile service station* on the land at the south-west corner of Mount Pleasant Road and Keewatin Avenue comprised of Lots Nos. 5 and 6, according to Plan M-257 on file in the Office of Land Titles at Toronto.
- (u) to prevent the improvement and enlargement of the candy, confectionery and ice cream plant which, on the 15th day of October, 1953 was located on the east side of Gladstone Avenue, south of College Street: (i) by the erection and use of a new five-storey office building fronting on the east side of Gladstone Avenue, approximately three hundred and eighty (380) feet south of the south limit of College Street; (ii) by the conversion, improvement and use as a garage of the metal-clad building and open shed which, on the said day, was located approximately one hundred and thirty (130) feet east of Gladstone Avenue and approximately thirty-five (35) feet south of the south limit of Plan No. 324 on file in the Registry Office for the Registry Division of Toronto; (iii) by the construction and use of a new transformer and new transformer building on the northerly part of Block "X", according to Plan No. D-1345 on file in the said Registry Office and lying approximately twenty-two (22) feet west of the westerly limit of Rusholme Park Crescent; (iv) by the construction and use of a new two-storey storage building on part of said Block "X" and located adjacent to the westerly limit of Rusholme Park Crescent; (v) by the construction and use of a new five-storey storage building replacing the present two-storey brick building lying immediately to the west of the westerly limit of the southerly eighty (80) feet more or less of said Block "X" or by the enlargement and use of the present two-storey brick building and the use of such building as so enlarged for storage purposes; (vi) by the demolition of any existing structures for the purposes aforesaid.

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- (v) the erection, on the *lot* having a frontage on the west side of Christie Street of one hundred and sixty-two (162) feet three and one-half ($3\frac{1}{2}$) inches, (widening to three hundred and thirty-one (331) feet, six (6) inches at the rear), commencing one hundred and thirty-five (135) feet, three and one-half ($3\frac{1}{2}$) inches south of Benson Avenue and running southerly, of an *apartment house*, forty-eight (48) feet wide, having a height and lot coverage not exceeding eleven and one-half ($11\frac{1}{2}$) storeys and 15.4 per cent., respectively, having a north side yard, front yard and rear yard of not less than sixty-five (65) feet, twenty (20) feet and thirty-two (32) feet, respectively; containing one hundred and twenty (120) *dwelling units* each having a *dwelling unit* area of at least six hundred (600) square feet and thirty-six (36) *dwelling units* each having a *dwelling unit* area of at least nine hundred (900) square feet; and having off-street motor vehicle parking facilities to the extent of one hundred and seventeen (117) parking spaces.
- (w) so as to require more than one *parking space* for each four *dwelling units* in any low rental housing project towards the cost of which a grant is made under The Elderly Persons Housing Aid Act, 1952.
- (x) to prevent the erection and use of a medical and professional office building on Lot No. 1042, Plan No. 1537, on the north side of Lawrence Avenue West, closer to the east, west and north *lot* lines than twenty-five (25) feet and having a *gross floor area* not exceeding one and one-half times the area of the *lot* provided (i) the building does not occupy more than fifty per cent. of the *lot*; (ii) no portion of the building is located closer to the east *lot* limit than twenty-one (21) feet nor closer to the north limit of Lawrence Avenue West than thirty (30) feet; (iii) the building does not exceed thirty-five (35) feet above *grade*; (iv) off-street parking facilities are provided for the building on the basis of one *parking space* for each five hundred (500) square feet of rentable floor space in the building; (v) no vehicular access to or from any such off-street parking facilities is by way of Glengarry Avenue;
- (y) to prevent the use of any building, which on the day of the passing of this by-law, was located on any land fronting on the north side of Shaftesbury Avenue, between Shaftesbury Place and the east limit of premises known in the year 1959 as No. 68 Shaftesbury Avenue, for the purposes of a business administrative office;

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- (z) to prevent the erection and use, on any *lot* within the R.4A V.1 area on the south side of Eglinton Avenue West, between a point one hundred and fifty (150) feet west of the west limit of Eastbourne Avenue and a point thirty-five (35) feet east of the east limit of Lascelles Boulevard, of a doctor's office building containing a *gross floor area* not exceeding three times the *lot* area and without complying with the *front, rear* and *side lot line* set back requirements of subsections (3), (4) and (5) of Section 4.
- (aa) to prevent the establishment and use, in the north-west portion of the main floor of the *apartment house* located at premises known in the year 1959 at No. 561 Avenue Road, of a dining room, kitchen and other facilities related thereto, subject to the following conditions, namely: (i) such dining room, kitchen and other facilities shall be completely contained within such building with no direct access to the street, (ii) such dining room shall not exceed 560 square feet in area, (iii) no sign, notice or other device advertising the dining room shall be externally displayed on the *apartment house* or internally displayed so as to be visible from the exterior of the *apartment house*, and (iv) the public are excluded from dining room which shall be used only for the accommodation and service of tenants and occupants of the apartment house and guests thereof when accompanied by tenants or occupants, provided that service of tenants, occupants and guests thereof shall include service in *dwelling units* as well as in the dining room.
- (bb) to prevent the erection and use of an *apartment house* having a *gross floor area* not exceeding seven times half the area of the *apartment house lot* in any of the following areas or at any of the following locations, namely:
 the area bounded on the north by the south limit of Howard Street, on the south by the north limit of Wellesley Street East, on the east by the west limit of Parliament Street and on the west by the east limit of Bleecker Street;
 the areas comprised of the lands abutting on either side of Jameson Avenue, between the south limit of Queen Street West and the north limit of the Canadian National Railway;
 the south-east corner of Beverley Street and Baldwin Street; the south-west corner of Jane Street and Baby Point Road; premises respectively known in the year as 1959 as Nos. 1680 Gerard Street East; 710-714 Spadina Avenue; 690-720 Broadview Avenue; 2 Mountcrest Boulevard; 137-139 Isabella Street, 828 Kingston Road; 113-115 Dowling Avenue.
 the portions of premises Nos. 479-485 Kingston Road and Nos. 501-503 Kingston Road designated R.4;

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- (cc) to prevent the erection and use of an *apartment house* occupying not more than one-half the area of the *apartment house* lot within any of the areas or at any of the locations referred to in paragraph (bb) without complying with the requirements of subsection (3), (4), (5) and (13) of section 4 provided (i) no part of such *apartment house* is erected closer to the *side lot lines* than ten (10) feet or closer to the *front lot line* than twenty (20) feet and (ii) off-street parking facilities are provided and maintained on the basis of one *parking space* for each two *dwelling units*;
- (dd) to prevent the use of any land or the erection or use of any building or structure, other than an *apartment house*, on any land within any R.4 V.1 or R.4A V.1 area on the south side of St. Clair Avenue West, between Poplar Plains Road and Spadina Road, or on the north side of St. Clair Avenue West, between Avenue Road and Spadina Road, without complying with the requirements of subsections (3), (4), (5) and (12) of Section 4, provided no such building or structure (i) occupies a greater percentage of its lot or is located closer to the lot lines than prescribed by By-law No. 18642, as amended to March 23, 1954; and (ii) contains a greater *gross floor area* than three times half the area of its lot;
- (ee) to prevent the erection and use on any land referred to in paragraph (dd), of an *apartment house* without complying with the requirements of subsections (3), (4), (5), (12) and (13) of Section 4 provided no such *apartment house* (i) occupies more than one-half the area of its lot; (ii) is erected closer to the *side lot lines* than ten (10) feet or closer to the *front lot line* than the distance prescribed by By-law No. 18642, as amended to March 23, 1954; (iii) exceeds four storeys and basement in height and contains a greater *gross floor area* than two and one-half times the area of its lot; and provided further that off-street parking facilities are provided and maintained on the basis of one *parking space* for each two *dwelling units*;
- (ff) to prevent the use of any land or the erection or use of any building or structure within the R.4 V.3 area bounded by the south limit of St. Clair Avenue West, the east limit of Russell Hill Road, the west limit of Warren Road and a line parallel to and distant sixty (60) feet south of the south limit of St. Clair Avenue West without complying with the requirements of subsections (3), (4), (5), (12) and (13) of Section 4 provided the building or structure does not contain a greater *gross floor area*, as defined in said subsection (12) than permitted by By-law No. 18642, as amended to March 23, 1954 and the building

or structure, as well as the use of the land, complies in all other respects with said By-law No. 18642, as so amended.

- (gg) to prevent the use of the land known in the year 1959 as No. 99 St. Clair Avenue West or the erection or use of any building or structure on such land for a medical centre with offices for doctors, an operating room and laboratory facilities without complying with the requirements of subsections (3), (4), (5) and (12) of Section 4 provided the building or structure does not contain a greater *gross floor area*, as defined in said subsection (12), than permitted by By-law No. 18642, as amended to March 23, 1954 and the building or structure, as well as the use of the land, complies in all other respects with said By-law No. 18642, as so amended.
- (hh) to prevent the erection by St. Joseph's Hospital, within the area bounded by Glendale Avenue, Parkdale Road, Sunnyside Avenue and Queen Street West, of one or more hospital buildings or additions which do not comply with subsection (4) of Section 4;
- (ii) to prevent the erection, by the Western Hospital, within the area bounded by Bathurst Street, Nassau Street, Leonard Avenue, Wales Avenue, Carlyle Street and Roseberry Avenue, of one or more hospital buildings or additions each having a *gross floor area* not exceeding two and one-quarter times its *lot area* and closer to any street line than the distance of twenty (20) feet provided each such building or addition complies in all other respects with the requirements of By-law No. 18642, as amended to March 23, 1954;
- (jj) to prevent the erection of a gasoline service station on lands known as City house Numbers 122, 126, 128, 130 and 132 Eglinton Avenue West having a frontage on the north side of Eglinton Avenue West of one hundred and forty-five (145) feet and on the east side of Edith Drive of one hundred and twenty (120) feet;
- (kk) to prevent the erection of a five-storey office building on the easterly one hundred (100) feet of Lot No. 10, Plan No. 365, having a frontage of fifty (50) feet on the west side of Yonge Street, between Delisle and Heath Streets, without providing motor vehicle parking facilities;
- (ll) to prevent the use of any land within any of the areas hereinafter described for office purposes nor the erection and use on any such land for such purposes of any building (i) having a *gross floor area* not exceeding seven times the area of the *lot* upon which the building is erected and (ii) without complying with the requirements of subsections (3), (4) and (5) of Section 4. The following are the areas referred to: (a) bounded

on the north by a line parallel to and distant one hundred and eighty (180) feet south of the south limit of Bloor Street East; on the east by the east limit of Jarvis Street; on the south by a line parallel to and distant two hundred and twenty-eight (228) feet south of the south limit of Bloor Street East and on the west by a line parallel to and distant one hundred and thirty (130) feet west of the west limit of Jarvis Street; (b) bounded on the north by a line parallel to and distant two hundred and twenty-eight (228) feet south of the south limit of Bloor Street East; on the east by the east limit of Jarvis Street; on the south by the north limit of Charles Street East and on the west by a line parallel to and distant two hundred (200) feet west of the west limit of Jarvis Street; (c) bounded on the north by the north limit of Charles Street East, on the east by the east limit of Jarvis Street, on the south by a line parallel to and distant one hundred and twenty (120) feet south of the south limit of Charles Street East and on the west by the east limit of the lane first west of Jarvis Street and its production northerly and southerly;

- (mm) to prevent the use of any land or the erection or use of any building or structure on any land abutting on the east side of Cleveland Street, between a point 140 feet south of the south limit of Eglinton Avenue East and a point 200 feet farther south, for the purposes of a home for elderly persons provided the height of the building or structure does not exceed two storeys and basement, the lot coverage does not exceed thirty-five per cent., and no part of the building or structure is erected closer to the north, rear and south lot lines, respectively, than the respective distances of twenty-five feet, forty feet and twenty-five feet;
- (nn) to prevent the use of any dwelling house, which on the date of the passing of this by-law, was located on any land fronting on either side of St. George Street, between Lowther Avenue and Bernard Avenue for any of the following purposes, namely:
 - (i) the office of a professional person or persons such as a physician, barrister, engineer, architect, Ontario Land Surveyor;
 - (ii) the administrative office of a non-profit organization of a religious, educational, recreational, fraternal or philanthropic nature;
 - (iii) a business administrative office;
- (oo) to prevent the northerly extension or enlargement of the National Soccer League (Ontario) soccer field, located between Roxton Road and Shaw Street, approximately three hundred (300) feet south of College Street, formerly known as Acorn Park and latterly forming part of Fred Hamilton Playground, by the acquisition of the parcel of land adjoining the north limit

of the said soccer field, having a frontage of seventy-five (75) feet on the west side of Shaw Street by a depth of one hundred and eighteen (118) feet, and the use of the said parcel, including the erection thereon of necessary buildings and structures, for the purposes of washrooms, a refreshment room and/or spectator bleachers;

- (pp) to prevent the extension or enlargement of the refrigeration service business conducted by Freeman Refrigeration Limited at premises known in the year 1959 as No. 653 Davenport Road by the acquisition of the premises immediately adjoining to the east and known in the year 1959 as No. 649 Davenport Road and the erection and use thereon of an addition to said premises No. 653 Davenport Road for the said business;
- (2) Notwithstanding any of the provisions of this by-law, other than subsection 1 of this section,
- (a) No person shall, within the area subdivided by Plan No. 750-E registered in the Registry Office for Toronto, use any land or erect or use any building for any purpose except for a *one-family dwelling house* or a pair of *semi-detached dwelling houses* together with any use which is *accessory* to either of the said uses.
 - (b) No person shall, on any parcel of land within the area referred to in paragraph (a) of this subsection, erect any *one-family dwelling house* or pair of *semi-detached dwelling houses* unless such parcel has a *frontage* on Davis Crescent of at least thirty (30) feet in the case of a *one-family dwelling house*, or at least fifty (50) feet in the case of a pair of *semi-detached dwelling houses*.
 - (c) No person shall, within any area set out in Column 1 of the schedule at the end of paragraph (d) of this subsection, being comprised of various lots shown on Plans Nos. M-564 and M-568 filed in the Office of Land Titles, Toronto, use any land for any purpose except that set out opposite thereto in Column 2 of the said schedule, including, however, any use which is *accessory* to any such purpose.
 - (d) No person shall erect or use any building within any area set out in Column 1 of the schedule at the end of this paragraph, for any purpose except that set out opposite thereto in Column 2 of the said schedule, including, however, any use which is *accessory* to any such purpose; nor shall any person erect or use any such building upon any lot having a lesser *frontage* than that set out opposite thereto in Column 3 of the said schedule.

The following is the schedule referred to in paragraphs (c) and (d) of this subsection:

Column 1	Column 2	Column 3
Lots Nos. 1 to 20, inclusive, Plan No. M-564	a <i>one-family dwelling house</i>	
Lots Nos. 21 to 58, inclusive	a <i>one-family dwelling house</i>	
	a pair of <i>semi-detached dwelling houses</i>	45 feet per pair
	a bungalow	33 feet
Lots Nos. 1 to 23, inclusive, Plan No. M-568	a detached or <i>semi-detached one-family dwelling house</i>	
	a store, a theatre, an <i>apartment house</i> , office or office building	
Lots Nos. 24 to 114, inclusive, and Blocks A and B, Plan No. M-568	a <i>one-family dwelling house</i>	
Lots Nos. 24 to 35, inclusive		33 feet
Lots Nos. 42 to 70, inclusive		
Lots Nos. 72 to 93, inclusive		
Lots Nos. 102 to 114, inclusive, and Blocks A and B, Plan No. M-568		
Lots Nos. 36 to 41, inclusive		30 feet
Lot No. 71 and Lots Nos. 94 to 101, inclusive, Plan No. M-568		

- (e) Only one *one-family dwelling house* shall be erected on each of Lots Nos. 1 to 12, inclusive, Plan No. M-564, and not more than eight (8) such *dwelling houses* shall be erected on the combined *frontage* of Lots Nos. 13 to 20, inclusive, Plan No. M-564.

- (f) The lands hereinafter described may be used as a *parking station* on condition, however, that entrance and exit thereto and therefrom is by way of St. Clair Avenue West only.

The following are the lands referred to, namely:

Lots Numbers 19 to 25 both inclusive, all according to a plan filed in the Registry Office for the Registry Division of Toronto as 325-E, saving and excepting the northerly sixty-five feet (65') of the said Lots 19 and 20 and the northerly sixty-five feet of the westerly twenty feet (20') of the said Lot 21;

- (g) No person shall (i) erect any building on any lot abutting on either side of Avenue Road, between the north limit of St. Clair Avenue West and the south limit of Lonsdale Road, closer to the nearest street line of Avenue Road than thirty-five feet; (ii) erect any building on any lot abutting either on the east side of Avenue Road, between the said limit of St. Clair Avenue West and the said limit of Lonsdale Road, or on the west side of Avenue Road, between the north limit of Heath Street West and a point one hundred and fifty-two (152) feet nine (9) inches south of the south limit of Lonsdale Road or on the west side of Avenue Road, between the said limit of St. Clair Avenue West and a point one hundred and ninety-three (193) feet five (5) inches south of the south limit of Heath Street West and having a lesser rear yard than forty (40) feet; (iii) erect any building on any lot abutting on the west side of Avenue Road, between the south limit of Lonsdale Road and a point one hundred and fifty-two (152) feet nine (9) inches south of the said limit of Lonsdale Road and having a lesser rear yard than ten (10) feet; (iv) erect any building on any lot abutting on the west side of Avenue Road, between the south limit of Heath Street West and a point one hundred and ninety-three (193) feet five (5) inches south of the said south limit of Heath Street West and having a lesser rear yard than fifty (50) feet.
- (h) No person shall, within any R.2 district lying north of the north limit of Lawrence Avenue East or Lawrence Avenue West, use any land or erect or use any building or structure for the purposes of an "*apartment house*".
- (i) No person shall within any R.2 district in the portion of the City known as Moore Park, use any land or erect or use any building for the purpose of an *apartment house*, the said R.2 districts being more particularly described as follows:
- (i) the portion of the area bounded on the west by the east limit of Inglewood Drive, on the north by the south limit

of St. Clair Avenue East, on the east by a line parallel to distant one hundred and fifty (150) feet east of the east limit of Welland Avenue and on the south by the north limit of Glenrose Avenue which is now designated R.2 on Map No. 20 contained in Appendix "A" annexed to this By-law;

- (ii) the portion of the area bounded on the west by the west limit of Inglewood Drive and its production northerly and southerly, on the south by the south limit of St. Clair Avenue East, and its production easterly, on the north by the south limit of Mount Pleasant Cemetery, designated G., and on the east by the east City limits which is now designated R.2 on Map No. 29 contained in Appendix "A" annexed to this By-law;
- (iii) the area bounded on the north by a line parallel to and distant one hundred and forty-four (144) feet north of the north limit of St. Clair Avenue East, on the south-west by the north-east limit of the area designated G., on the south by the south limit of St. Clair Avenue East and on the east by the west limit of Inglewood Drive and its production southerly which is now designated R.2 on said Map No. 29.
- (j) No person shall, on any *lot* abutting on the north side of St. Clair Avenue West, between the west limit of Avenue Road and the east limit of Spadina Road, erect as an *apartment house* any building or structure exceeding four storeys in height or having below *grade* more than one basement or floor level.
- (k) No person shall erect or use any building or structure for any R.4 purpose on any land within the R.4 V.1 area on the north side of St. Clair Avenue West, between Parkwood Avenue and and Russell Hill Road, unless such building or structure fronts on and gains its principal entrance from St. Clair Avenue West or use any such land for any R.4 purpose except in connection with a building or structure that fronts on and gains its principal entrance from St. Clair Avenue West;
- (l) No building to be erected on any land within the C.1 V.3 area on the east side of Yonge Street, between Wood Street and Alexander Street, may occupy any part of such land above grade level within sixty-five (65) feet of the east limit of the said area;

SECTION 17—CERTAIN EXISTING BY-LAWS TO PREVAIL.

The by-laws set out in the schedule hereto and each of the provisions thereof shall continue in full force and effect and wherever

there is a conflict between any provision of this by-law and any provision of any of the said by-laws, the provision of the by-law set out in the schedule shall prevail.

The following is the schedule of by-laws referred to:

By-law No. 13409 being "A By-law To impose certain restrictions on the use of land fronting or abutting on University Avenue", passed November 2, 1931, as amended by By-law No. 13861, passed March 6, 1933.

By-law No. 15675 being "A By-law To prohibit the use of land and the erection and use of buildings on land abutting on either side of Yonge Street, between Bloor Street and Carlton Street, for laundries and other purposes", passed December 8, 1941, as amended by By-law No. 15832, passed November 3, 1942.

By-law No. 16110 being "A By-law To prohibit the use of land and the erection or use of buildings on either side of Yonge Street, north of Bloor Street, or on Avenue Road, south of St. Clair Avenue, for junk yard, junk shop and second-hand shop purposes", passed April 17, 1944, as amended by By-law No. 16159, passed June 27, 1944.

By-law No. 16549 being "A By-law To restrict to use for offices and certain other purposes only lands and buildings within the area bounded by Queen, Bay and York Streets and a line 90 feet south of Queen Street", passed April 1, 1946, as amended by By-law No. 16978, passed June 23, 1947.

By-law No. 16562 being "A By-law To restrict to use for offices and certain other purposes only lands and buildings within the area bounded by Queen, York and Simcoe Streets, and a line 80 feet south of Queen Street", passed April 15, 1946, as amended by By-law No. 16979, passed June 23, 1947.

By-law No. 16825 being "A By-law To restrict to use for offices and certain other purposes only lands and buildings within the areas adjacent to east, west and north sides of the proposed Civic Square", passed February 3, 1947, as amended by By-law No. 16980, passed June 23, 1947.

By-law No. 17027 being "A By-law To prohibit the use of lands or the erection or use of buildings or structures for bowling alley, billiard academy and certain other purposes within the areas comprised of the lands abutting on the west side of Bayview Avenue, between Hillsdale and Eglinton Avenues", passed September 15, 1947, as amended by By-law No. 17121, passed December 8, 1947.

By-law No. 17544 being "A By-law To restrict to use for certain residential purposes lands, buildings and structures within the area bounded by the rear limits of the Avenue Road, Davenport Road, Bay Street and Bloor Street properties and to use for certain commercial purposes lands, buildings and structures on the said streets", passed April 4, 1949, as amended by By-laws Nos. 17609, 17863, and 18278, passed, respectively, May 2, 1949, February 6, 1950, and April 30, 1951.

SECTION 18—OTHER BY-LAWS REPEALED.

Except as provided in Section 17, from and after the day of passing hereof, wherever the use of any land or the erection or use of any building or structure is prohibited by any *restrictive by-law* heretofore passed by the Council of the Corporation and is permitted by this by-law, the provisions of this by-law shall prevail and such *restrictive by-law* shall to that extent be deemed to have been repealed but shall otherwise remain in full force and effect.

For the purpose of this section, "*restrictive by-law*" means

- (a) a by-law passed pursuant to any of the following statutory authorities, and amendments thereto, namely, (i) Section 399a of The Municipal Act, R.S.O. 1914, Chapter 192, as enacted by Section 10 of The Municipal Amendment Act, 1921 (11 Geo. V, Chapter 63); (ii) Section 399a of The Consolidated Municipal Act, 1922; (iii) Section 398 of The Municipal Act, R.S.O. 1927, Chapter 233; (iv) Section 406 of The Municipal Act, R.S.O. 1937, Chapter 266, and as re-enacted by Section 13 of The Municipal Amendment Act, 1941 (5 Geo. VI, Chapter 35); (v) Section 390 of The Municipal Act, R.S.O. 1950, Chapter 243;
- (b) a by-law referred to in subsection 3 of Section 13 of The Municipal Amendment Act, 1941 (5 Geo. VI, Chapter 35).

SECTION 19—VIOLATIONS AND PENALTIES.

Every person who contravenes any of the provisions of this by-law shall, upon conviction thereof, forfeit and pay at the discretion of the convicting magistrate a penalty not exceeding (exclusive of costs) the sum of \$300.00 for each offence.

SECTION 20—WHEN EFFECTIVE.

This by-law shall not come into force without the approval of the Ontario Municipal Board.

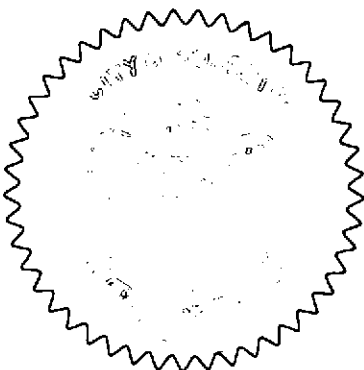


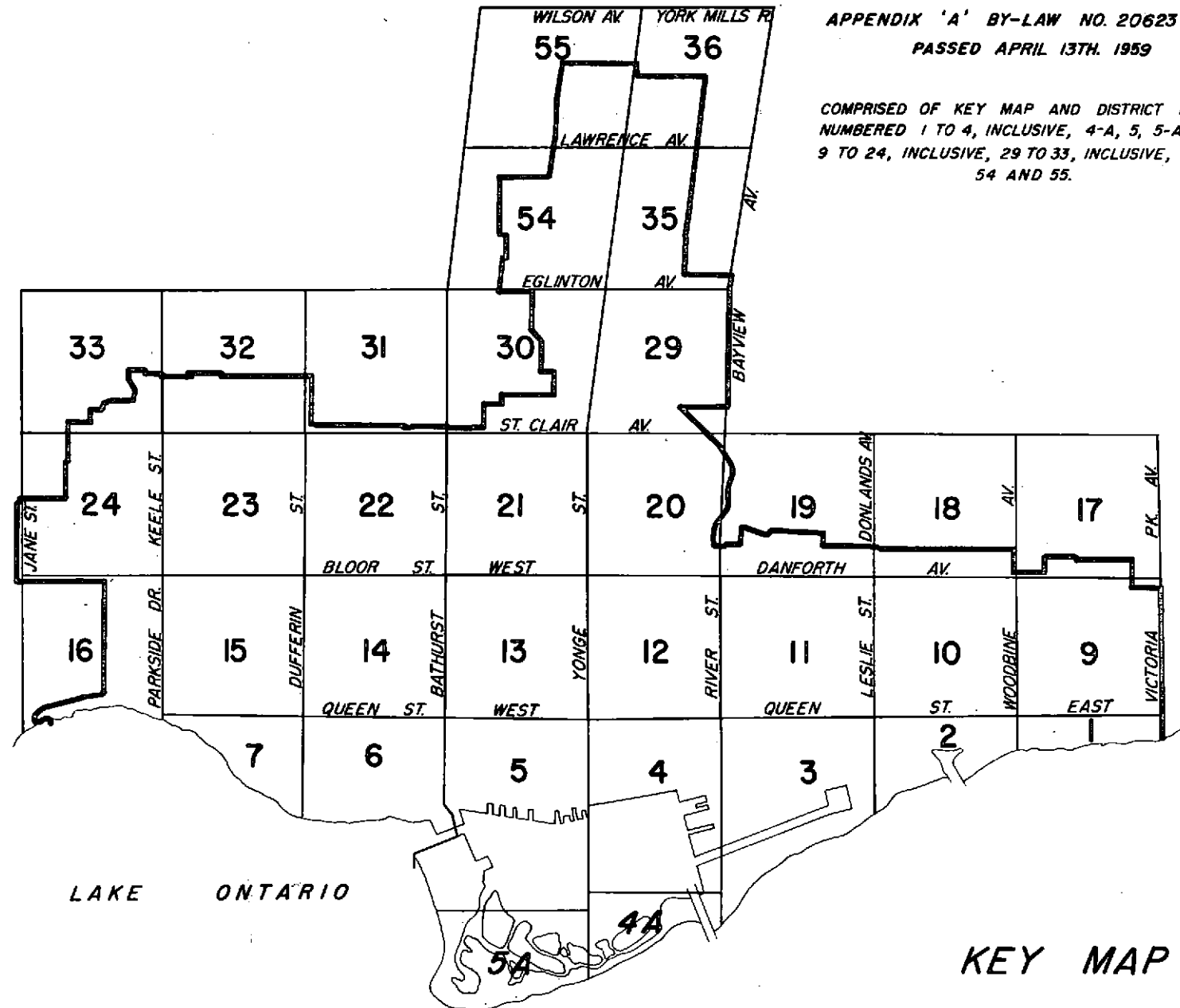
Mayor.

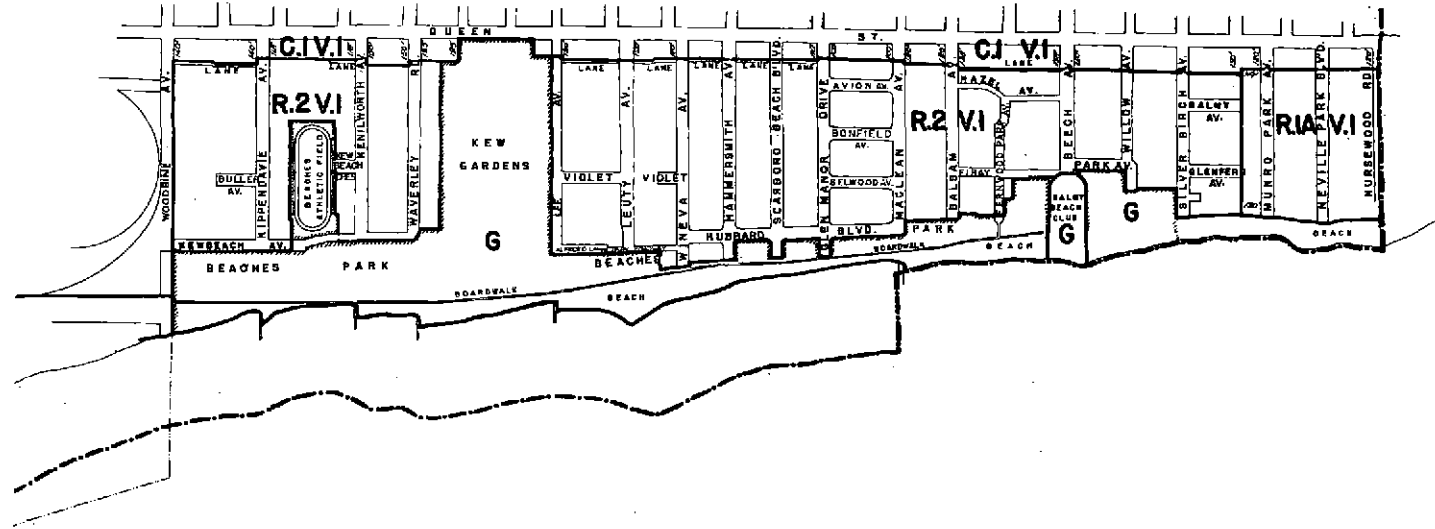
COUNCIL CHAMBER,
Toronto, April 13, 1959.



City Clerk.





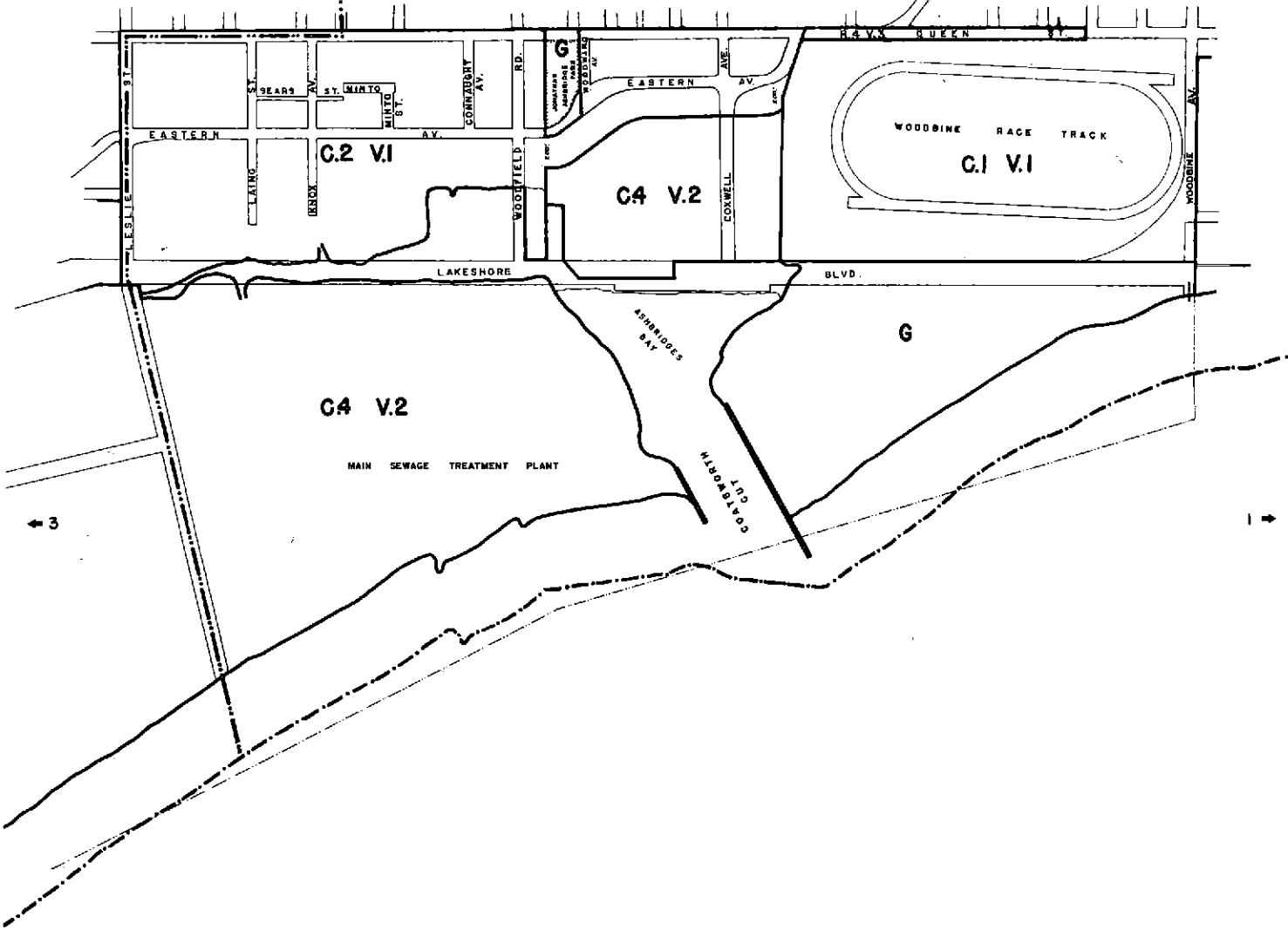


42

SURVEYING DIVISION
CITY OF TORONTO

KEY MAP REF

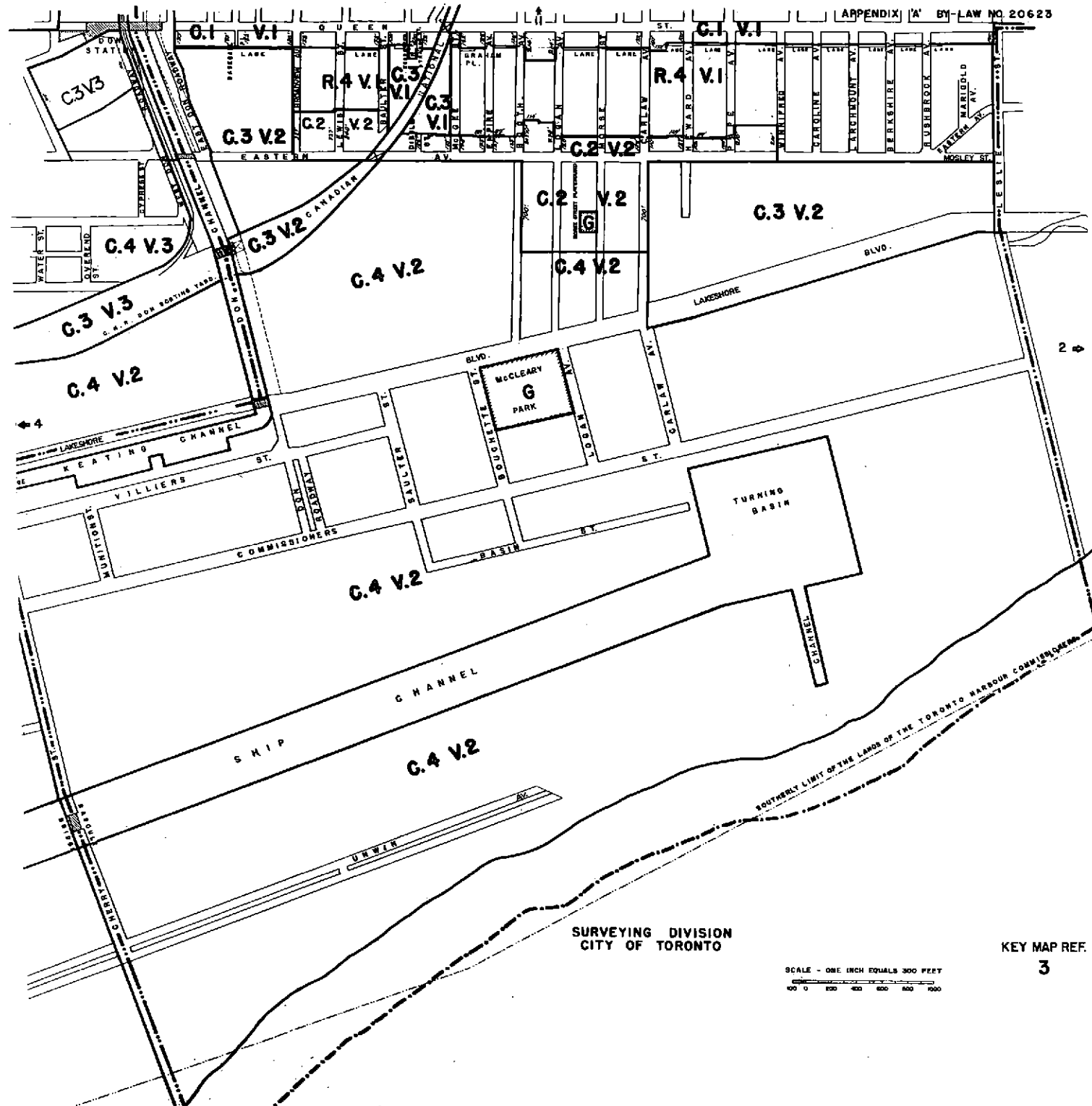
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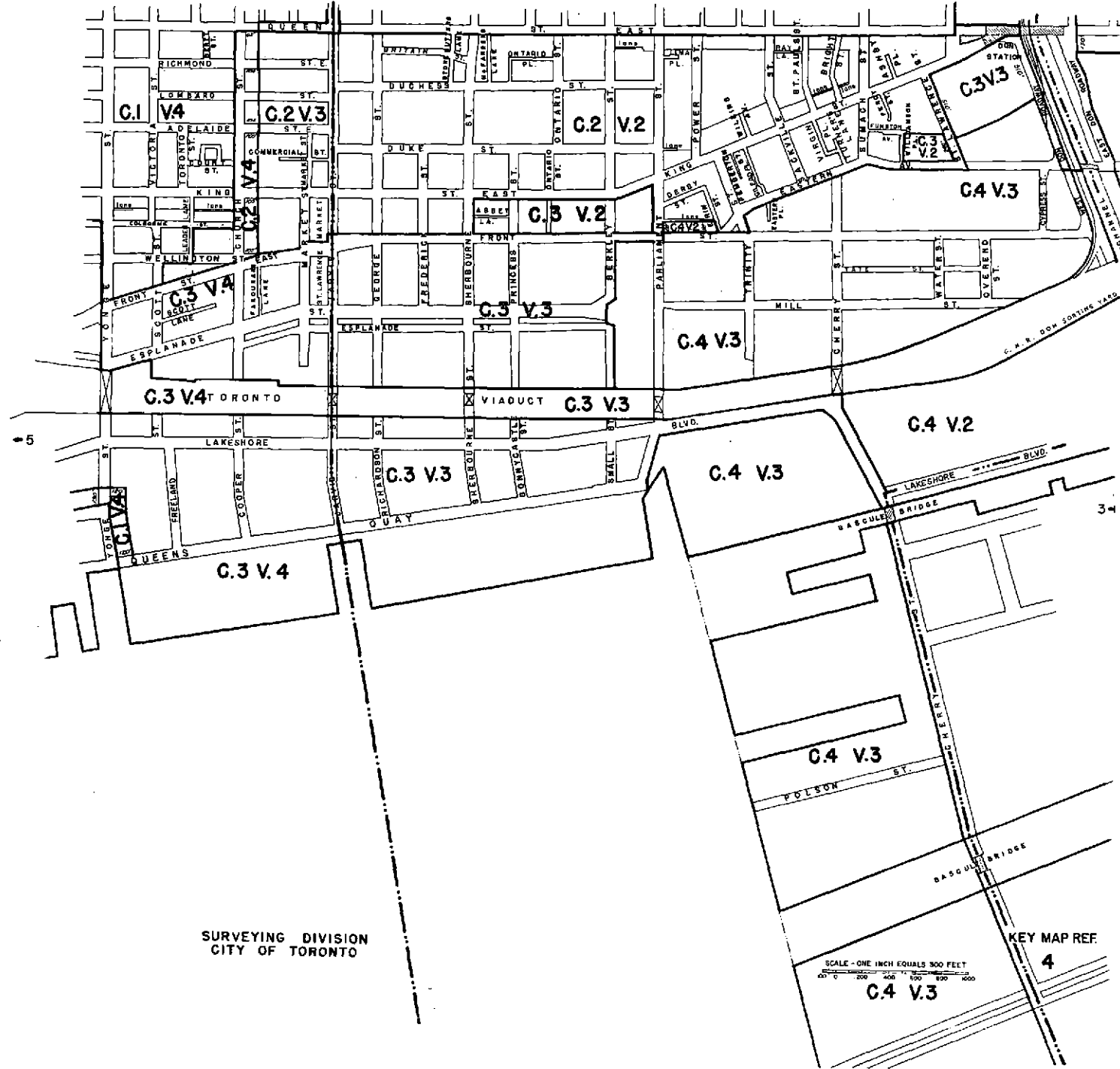


SURVEYING DIVISION
CITY OF TORONTO

KEY MAP REF.
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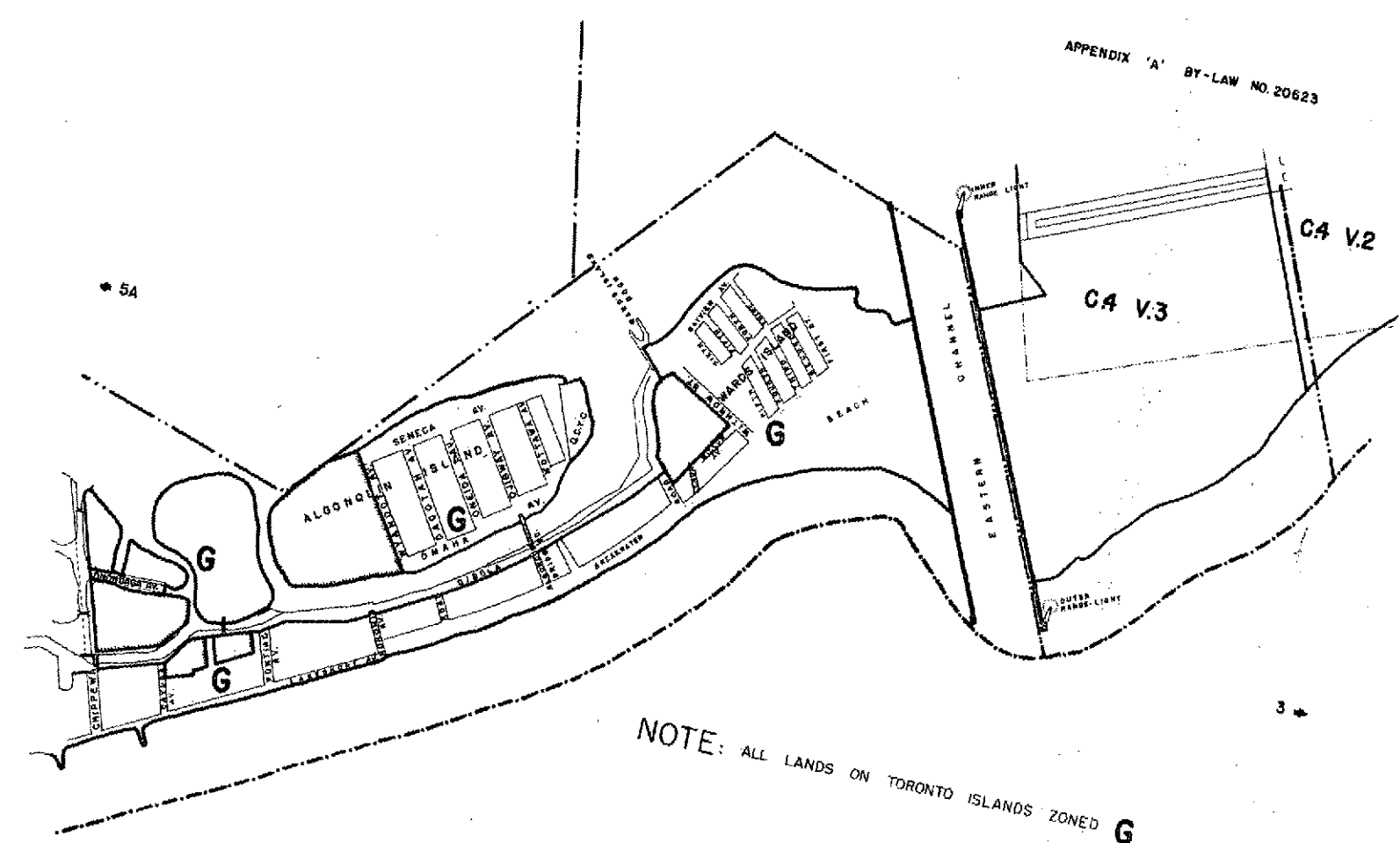




SURVEYING DIVISION
CITY OF TORONTO

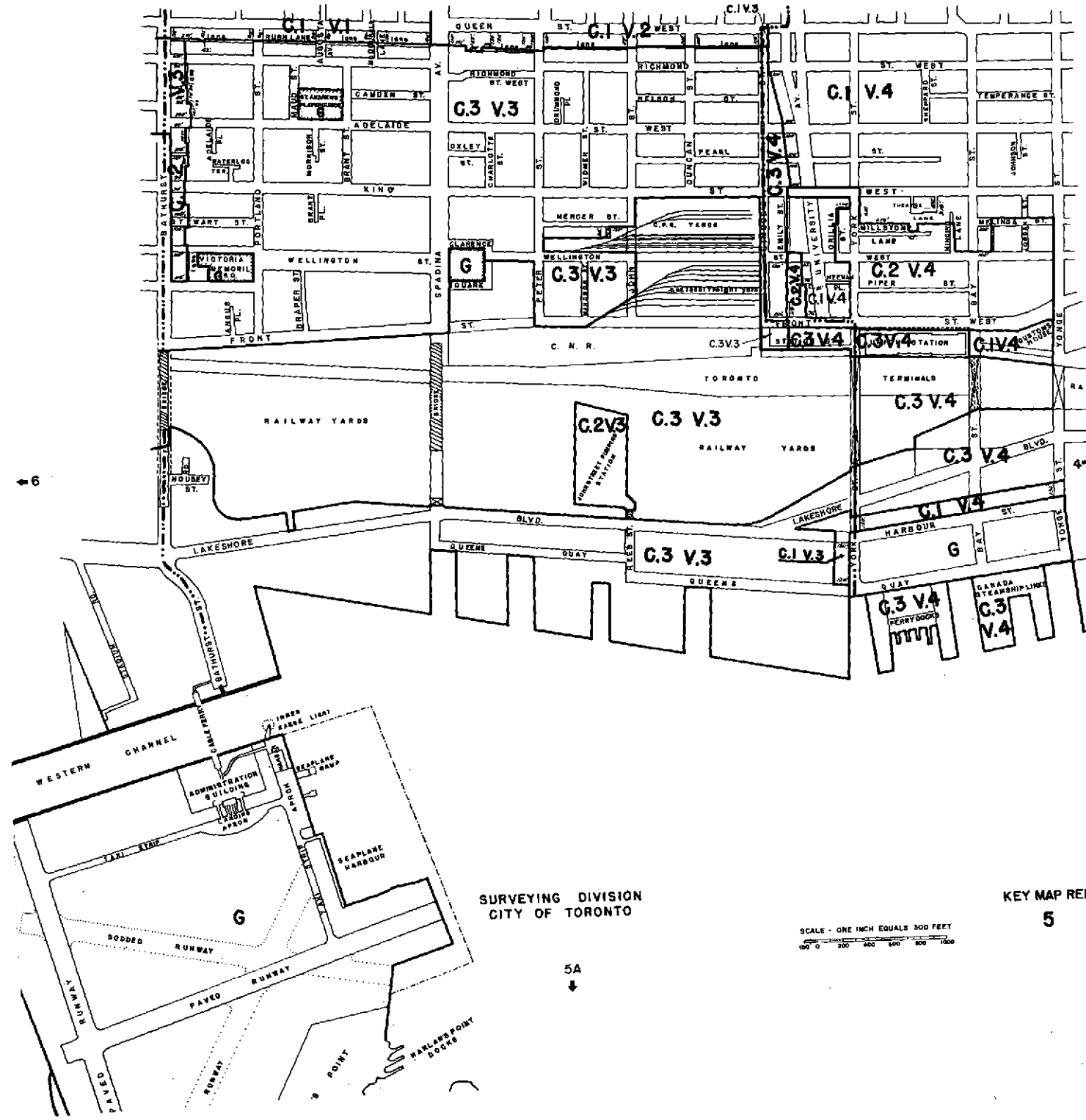
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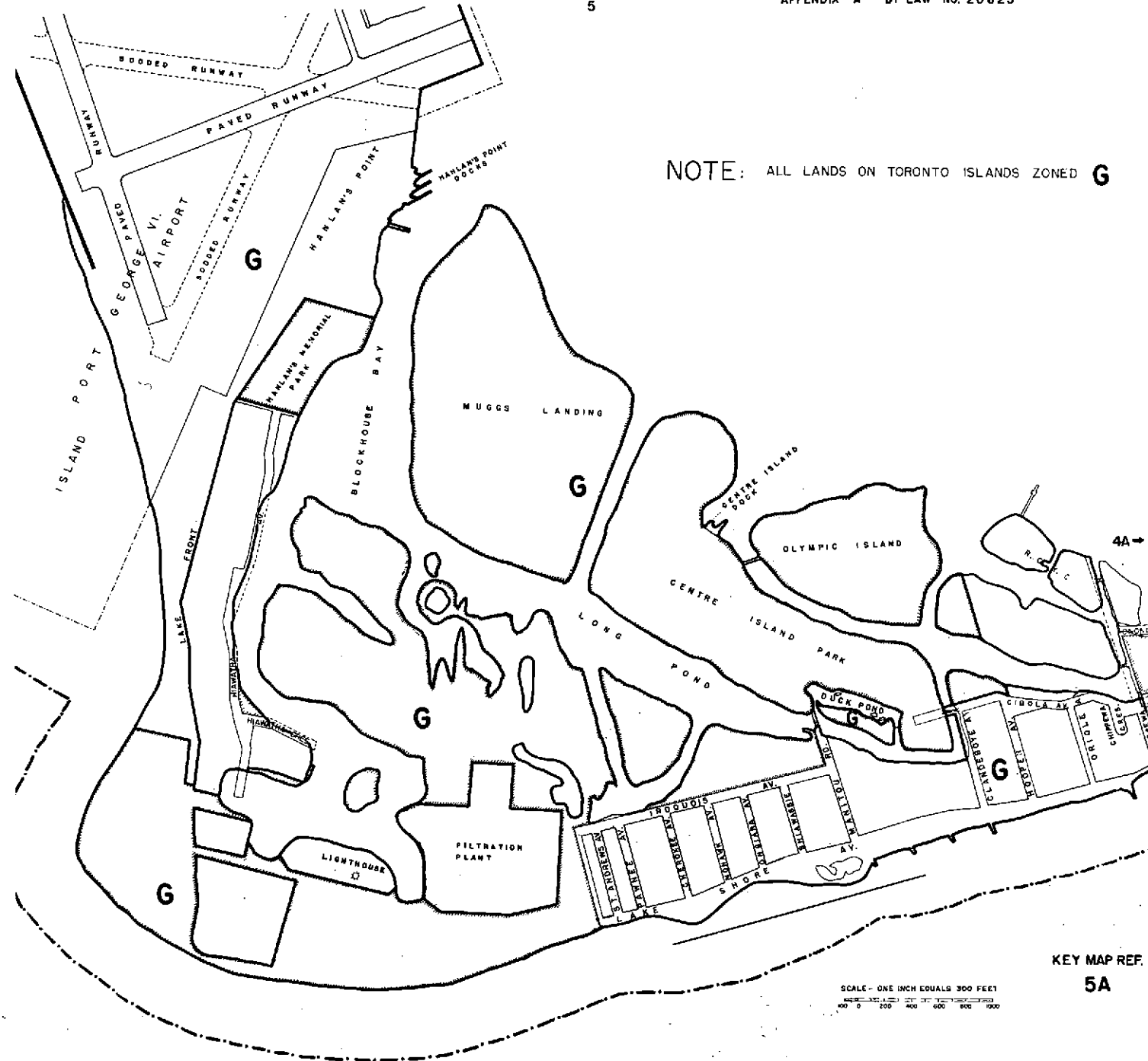


SURVEYING DIVISION
CITY OF TORONTO

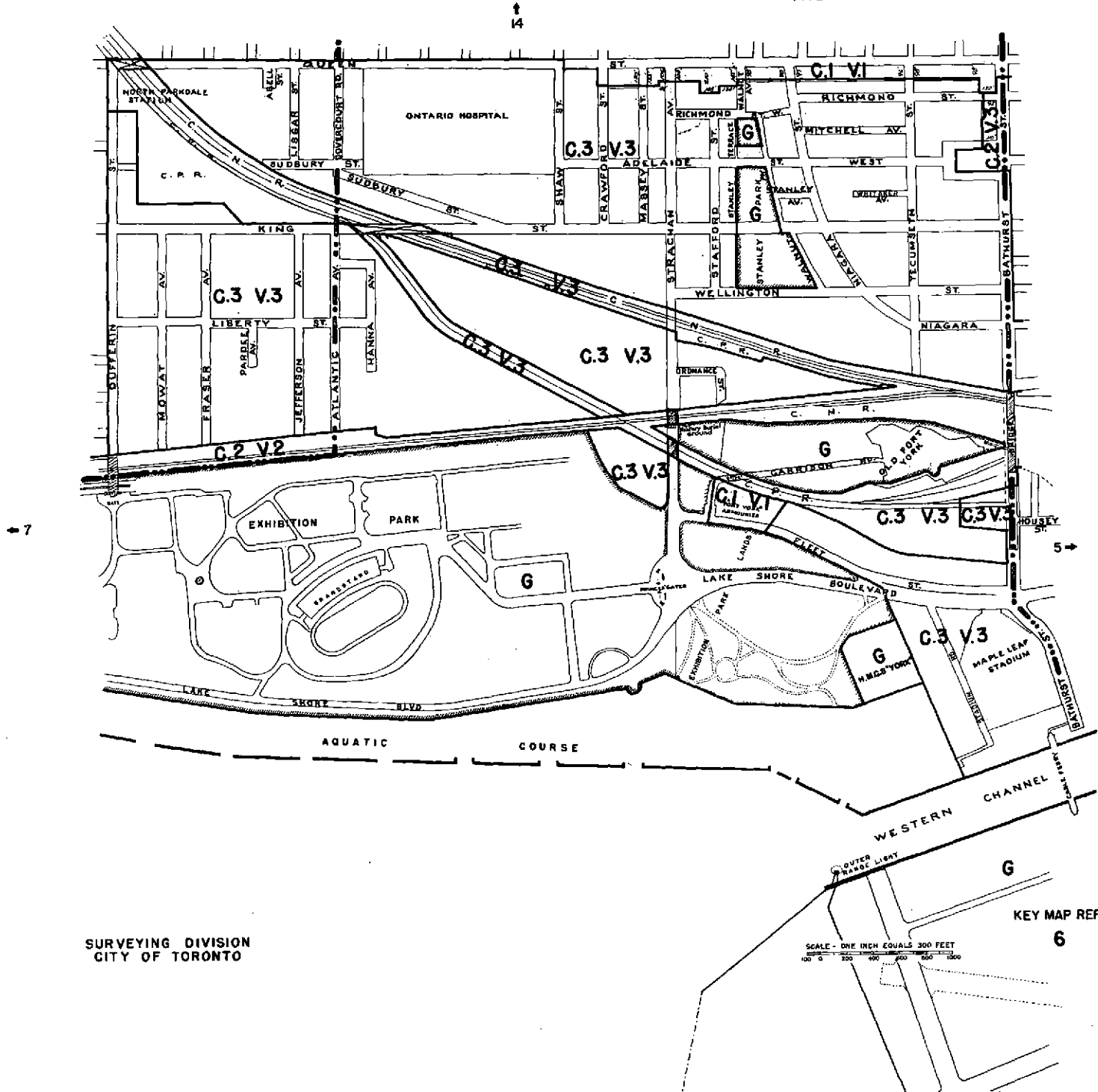
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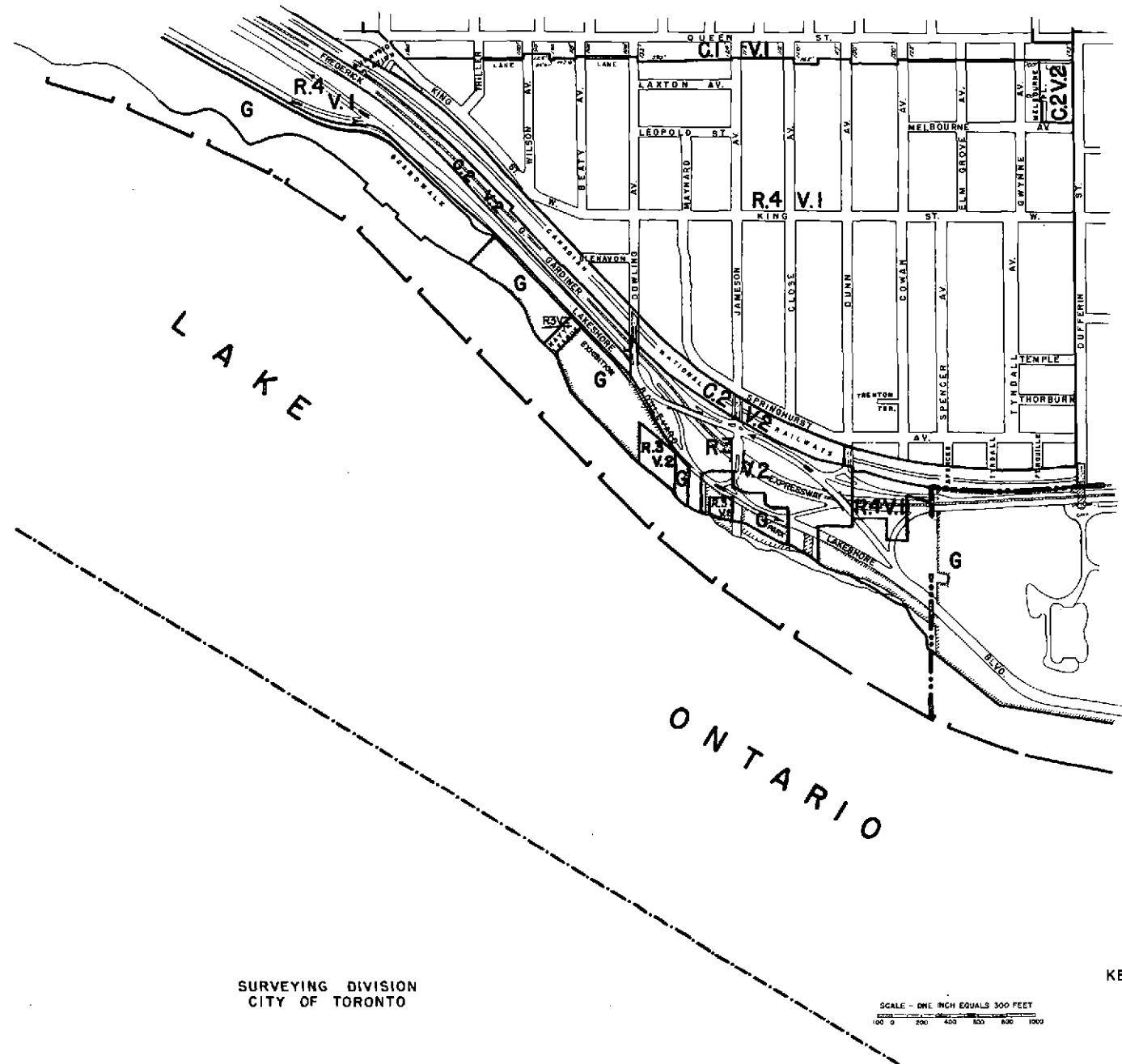
NOTE: ALL LANDS ON TORONTO ISLANDS ZONED **G**



**SURVEYING DIVISION
CITY OF TORONTO**

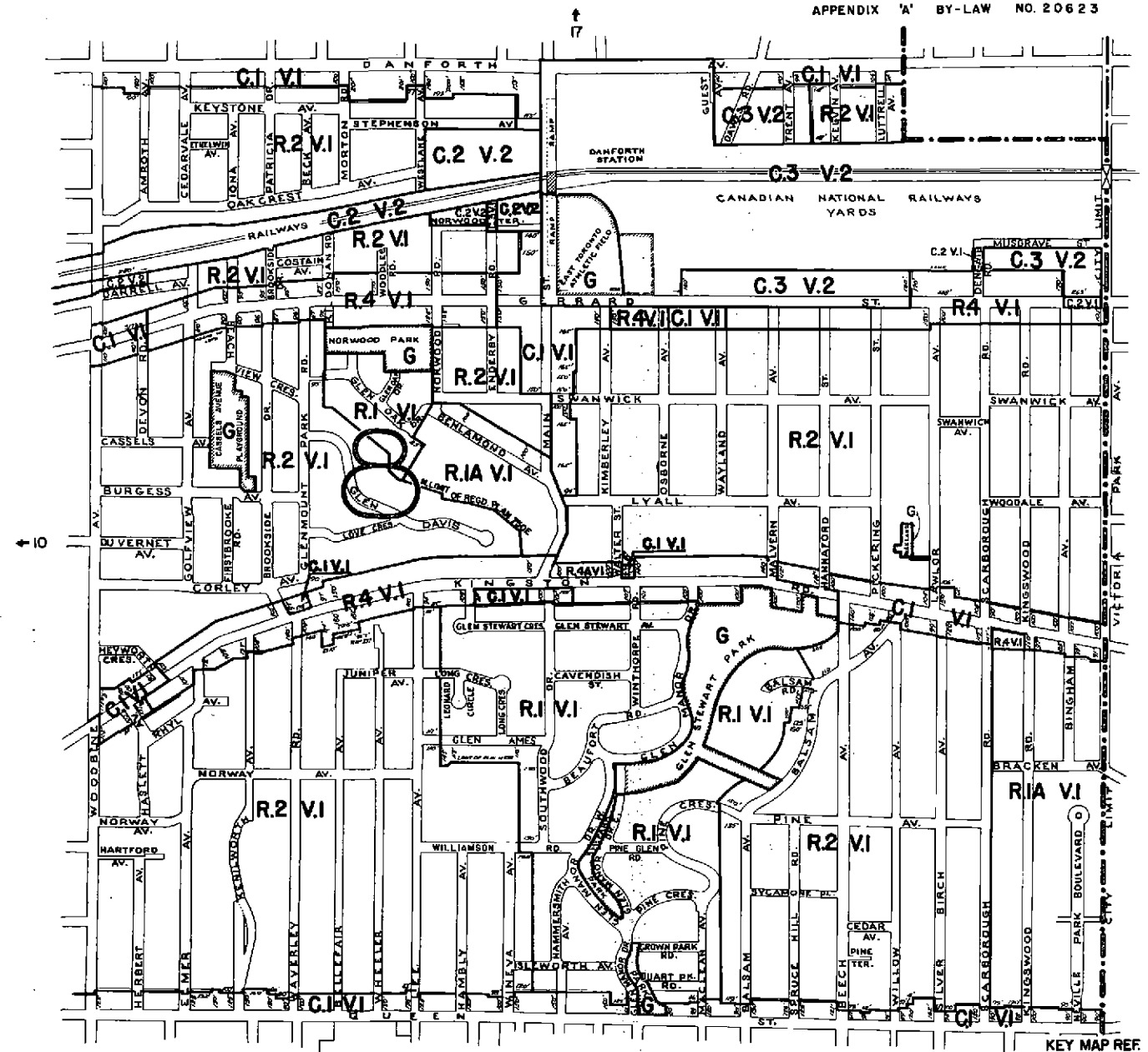


SURVEYING DIVISION
CITY OF TORONTO



KEY MAP REF.
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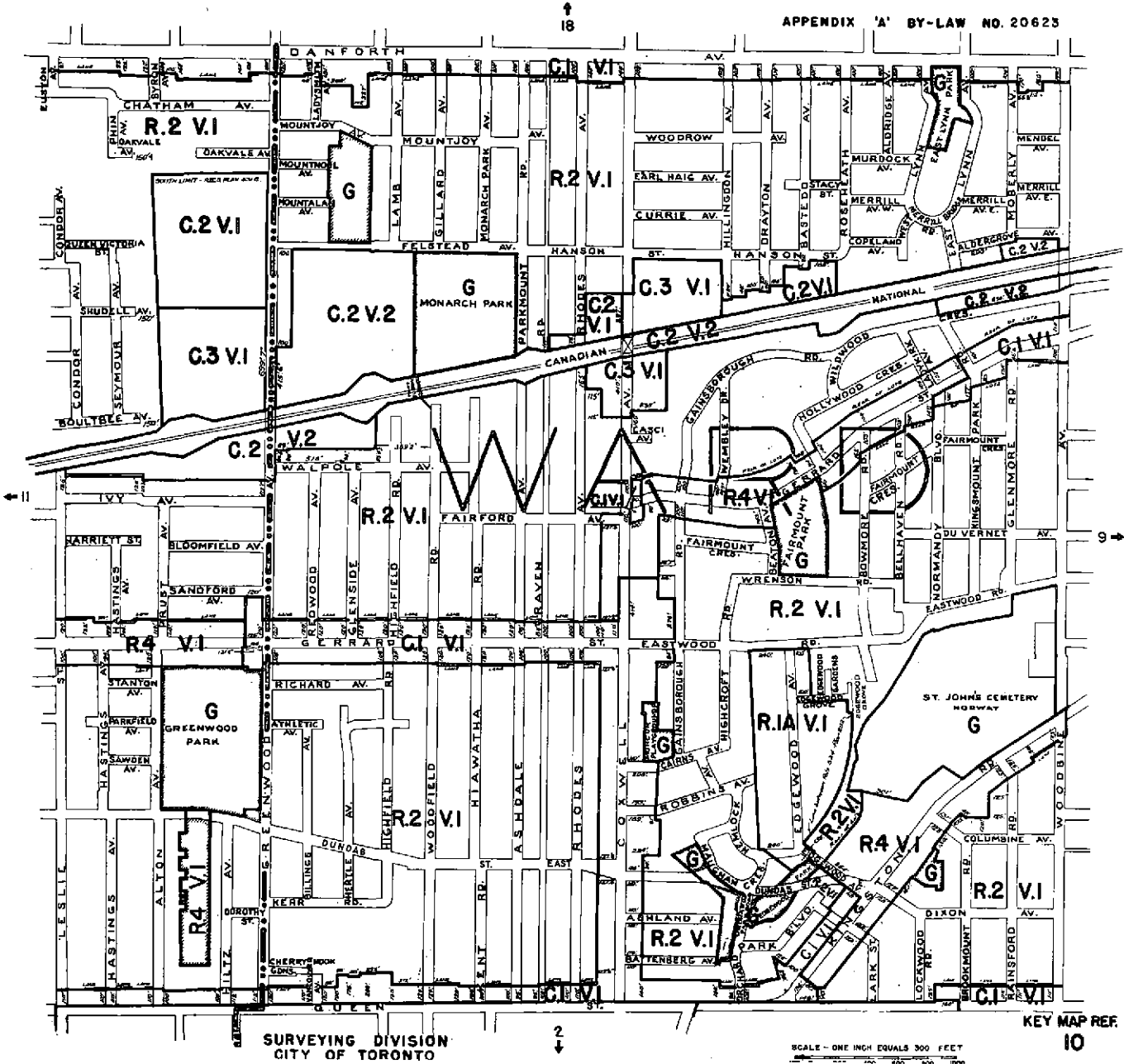
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SURVEYING DIVISION
CITY OF TORONTO

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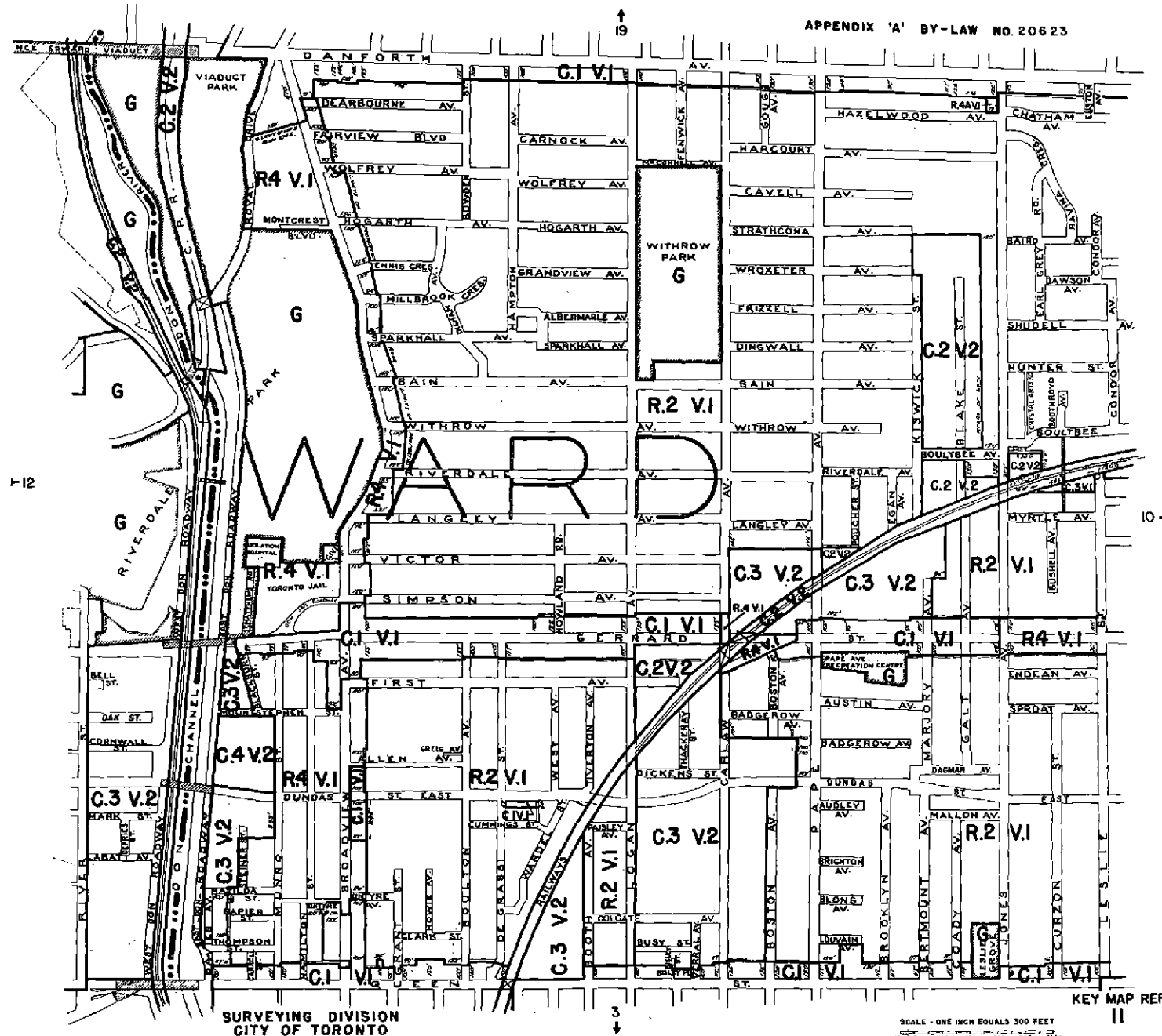
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SURVEYING DIVISION
CITY OF TORONTO

SCALE - ONE INCH EQUALS 300 FEET

KEY MAP REF.
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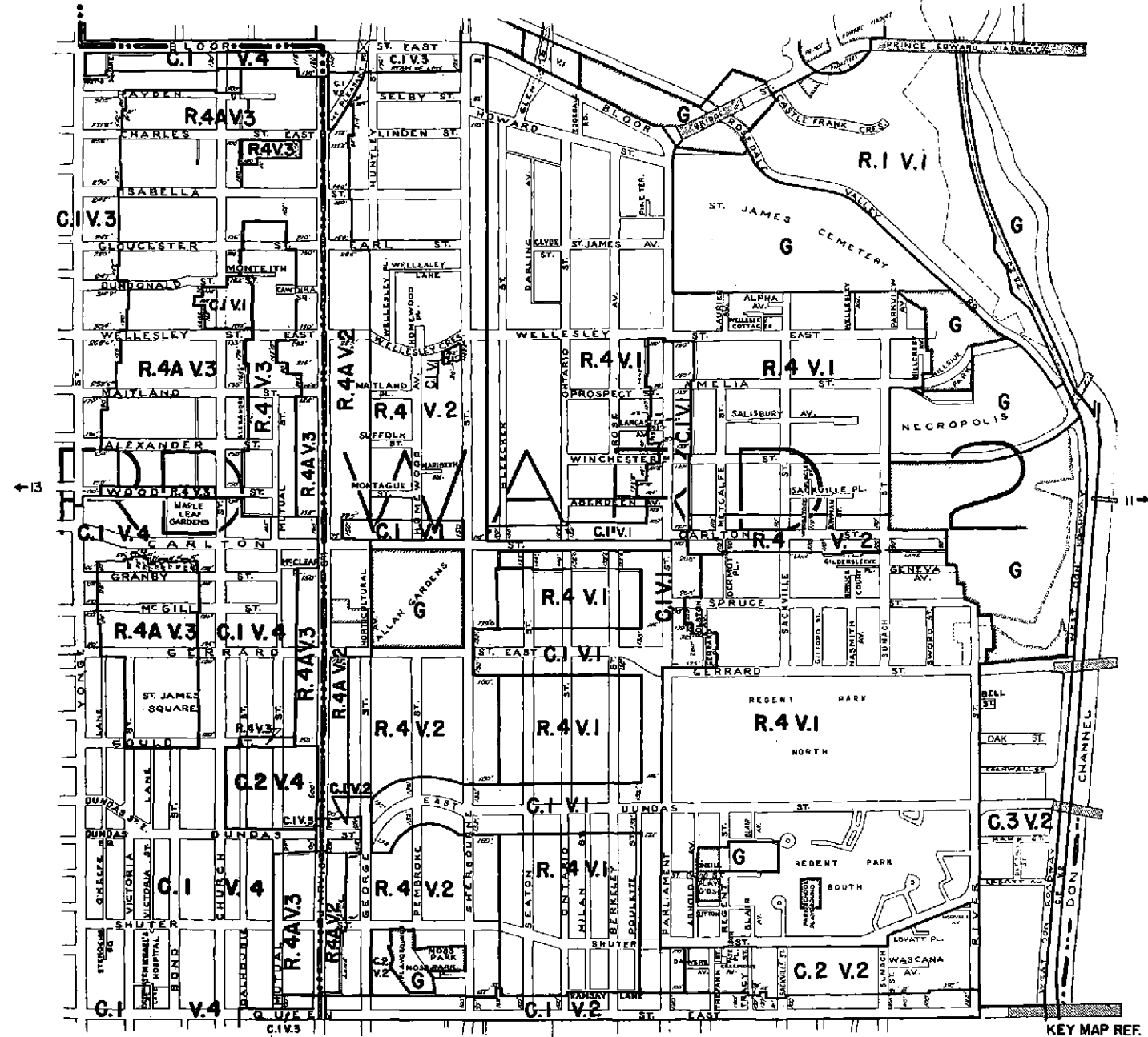


APPENDIX 'A' BY-LAW NO. 20623

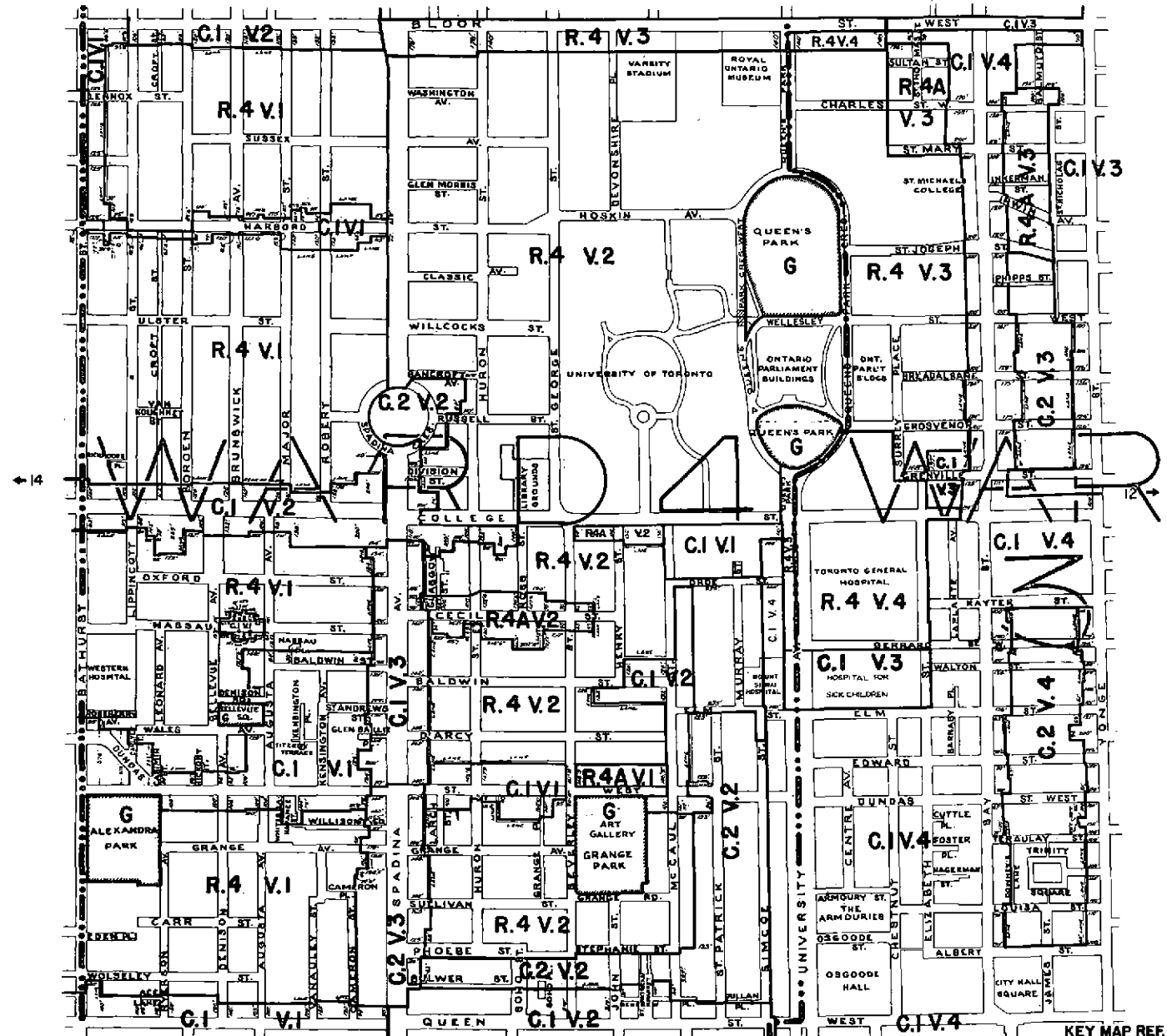
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CITY OF TORONTO

SCALE - ONE INCH EQUALS 300 FEET

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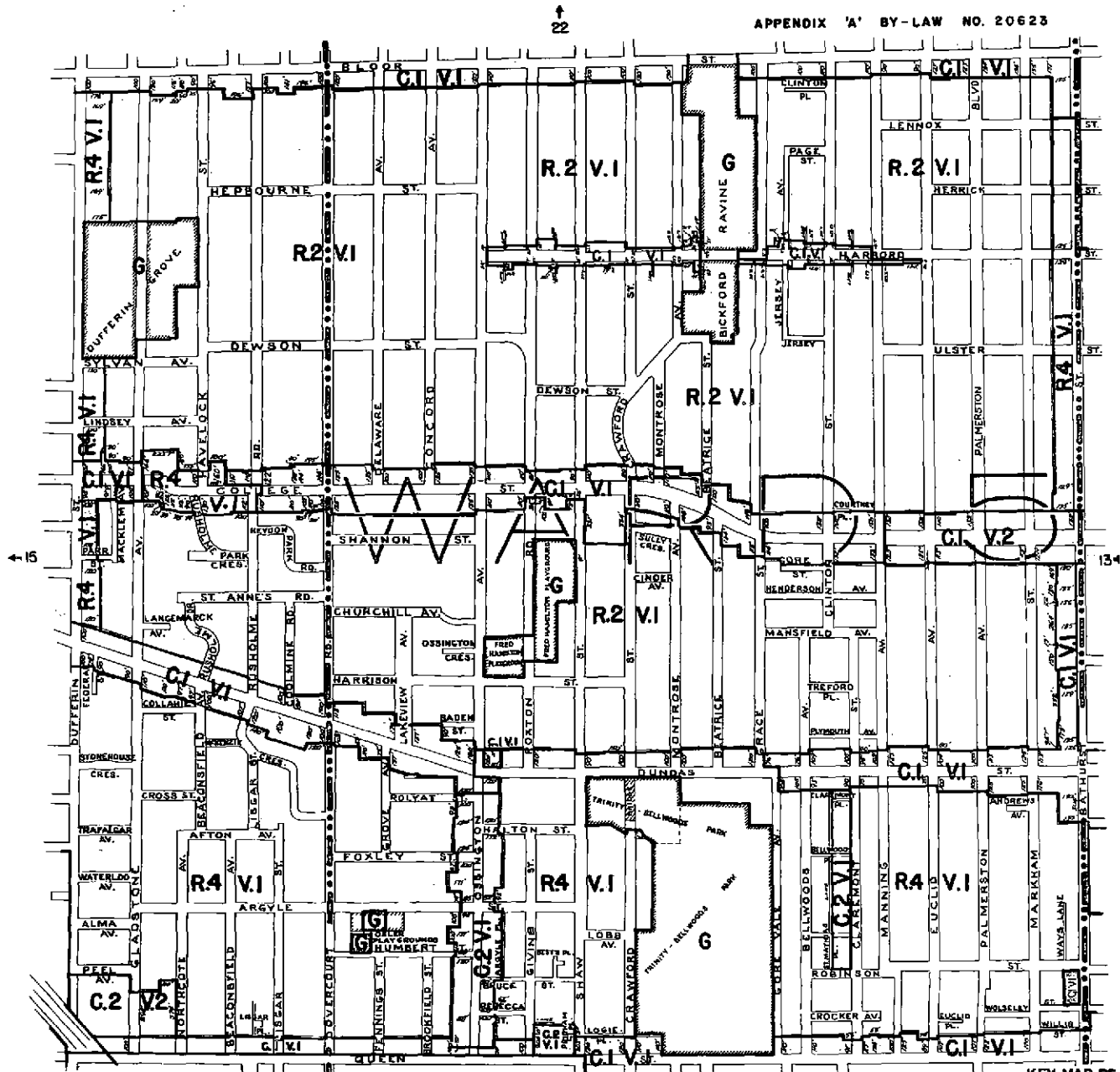
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CITY OF TORONTO



SURVEYING DIVISION
CITY OF TORONTO

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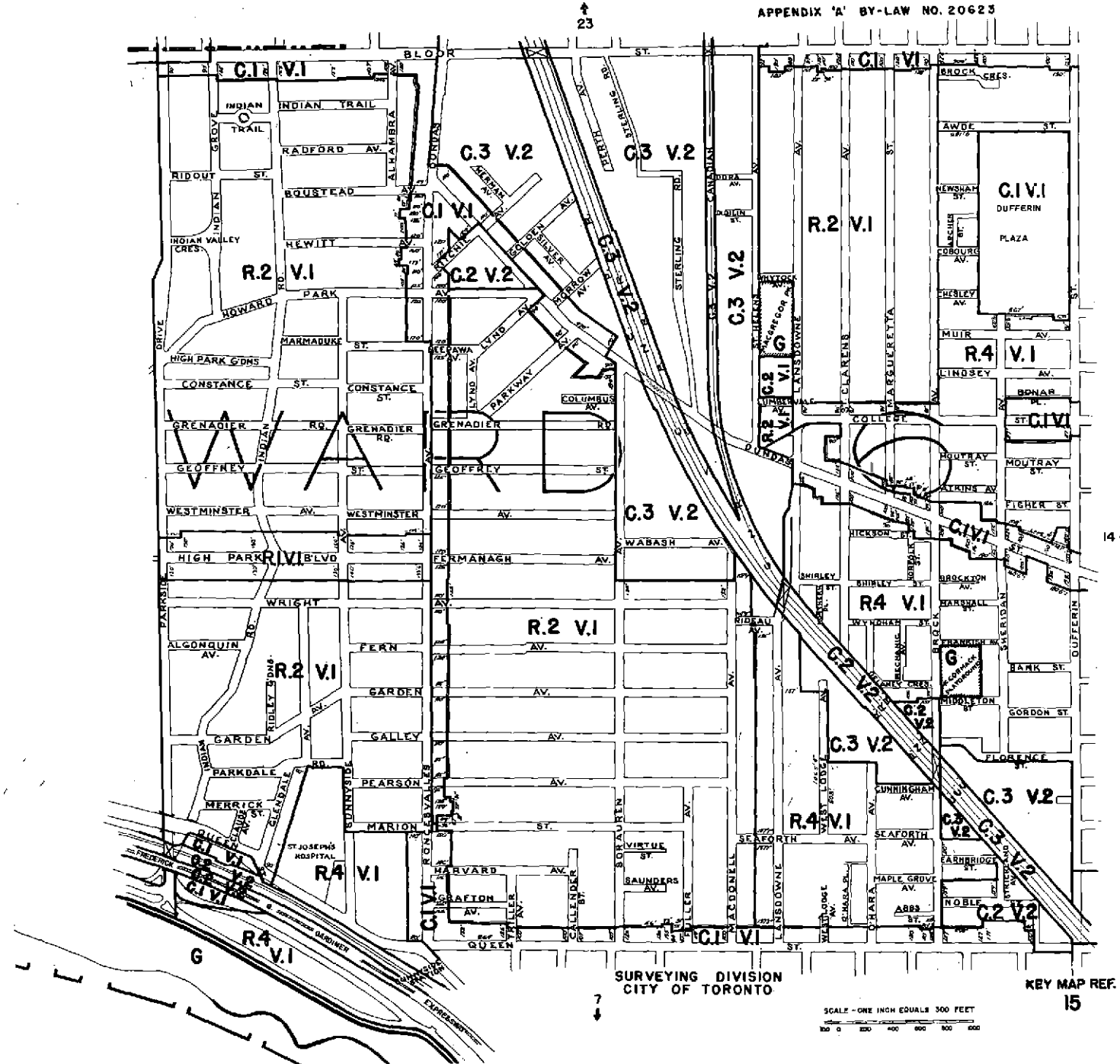


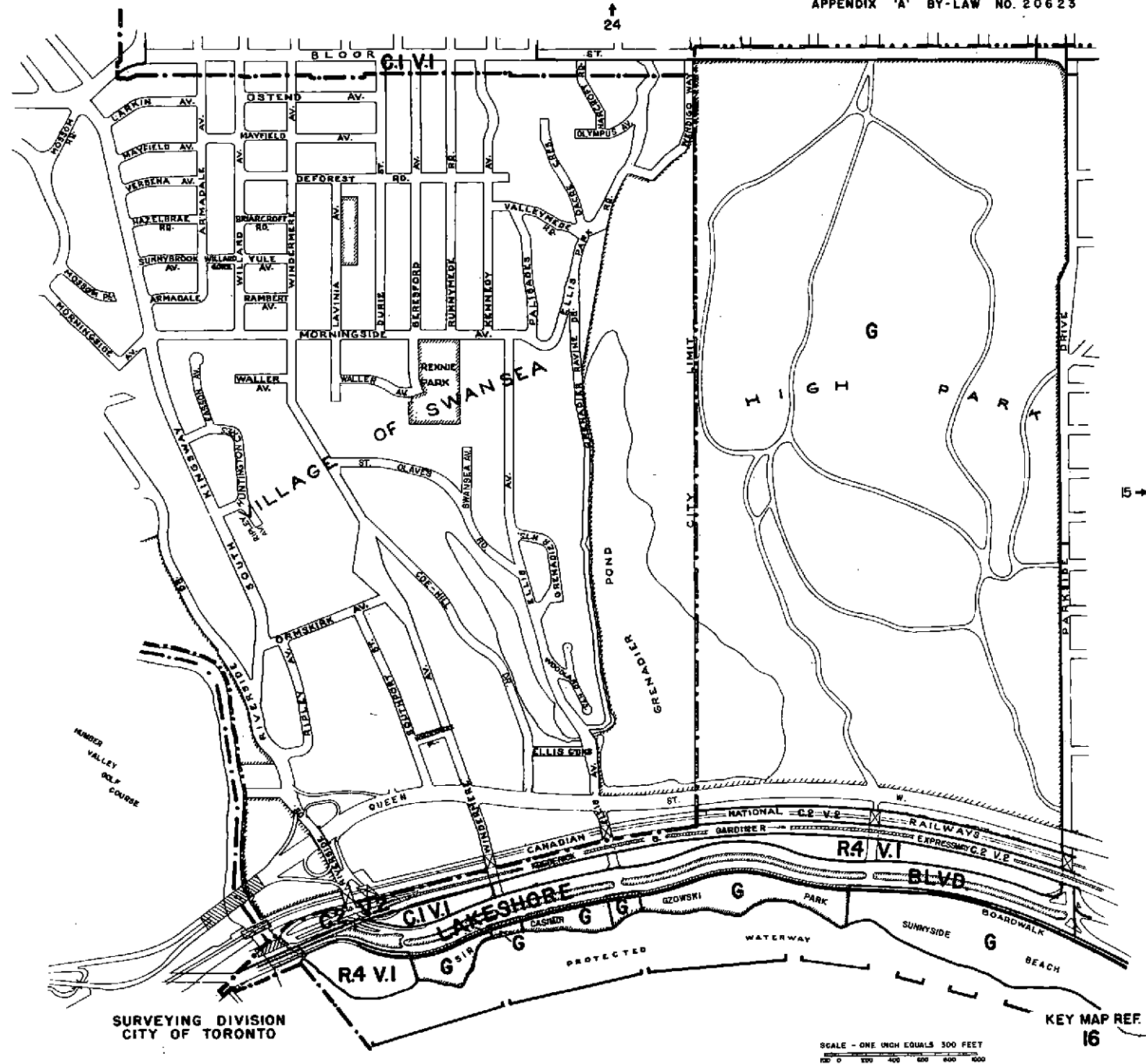
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CITY OF TORONTO

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KEY MAP RE

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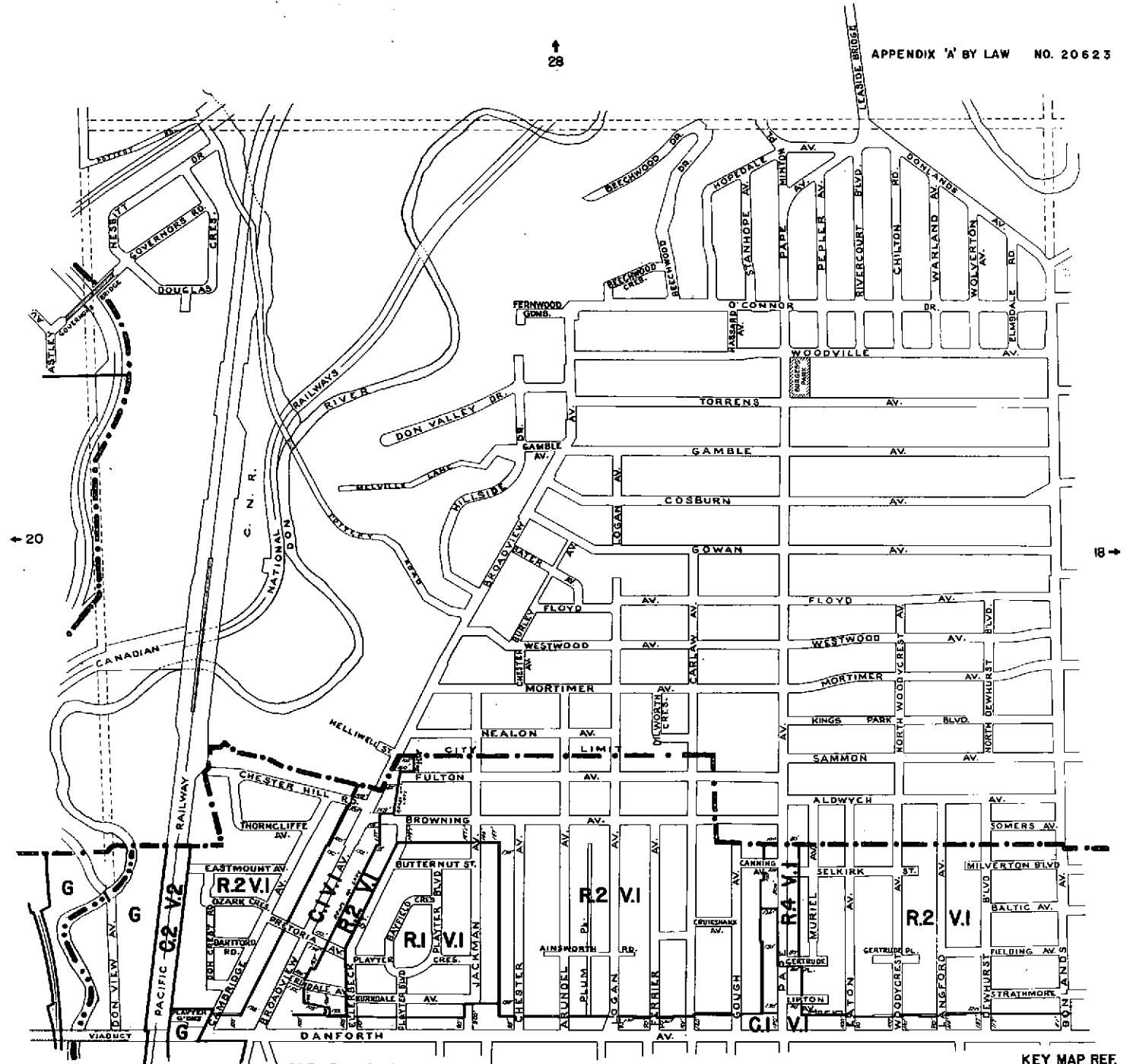
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SURVEYING DIVISION
CITY OF TORONTO

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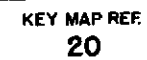
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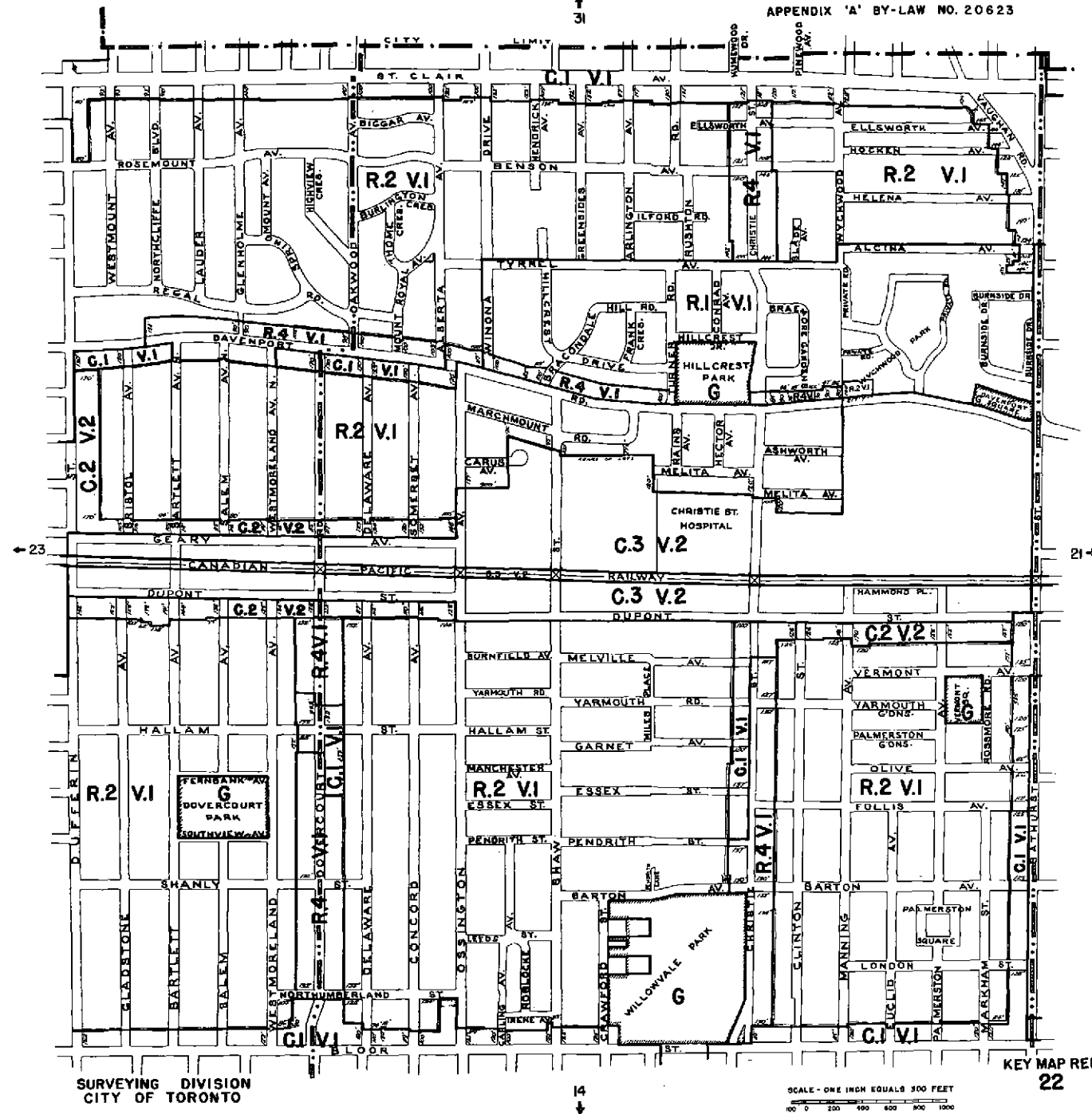
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CITY OF TORONTO

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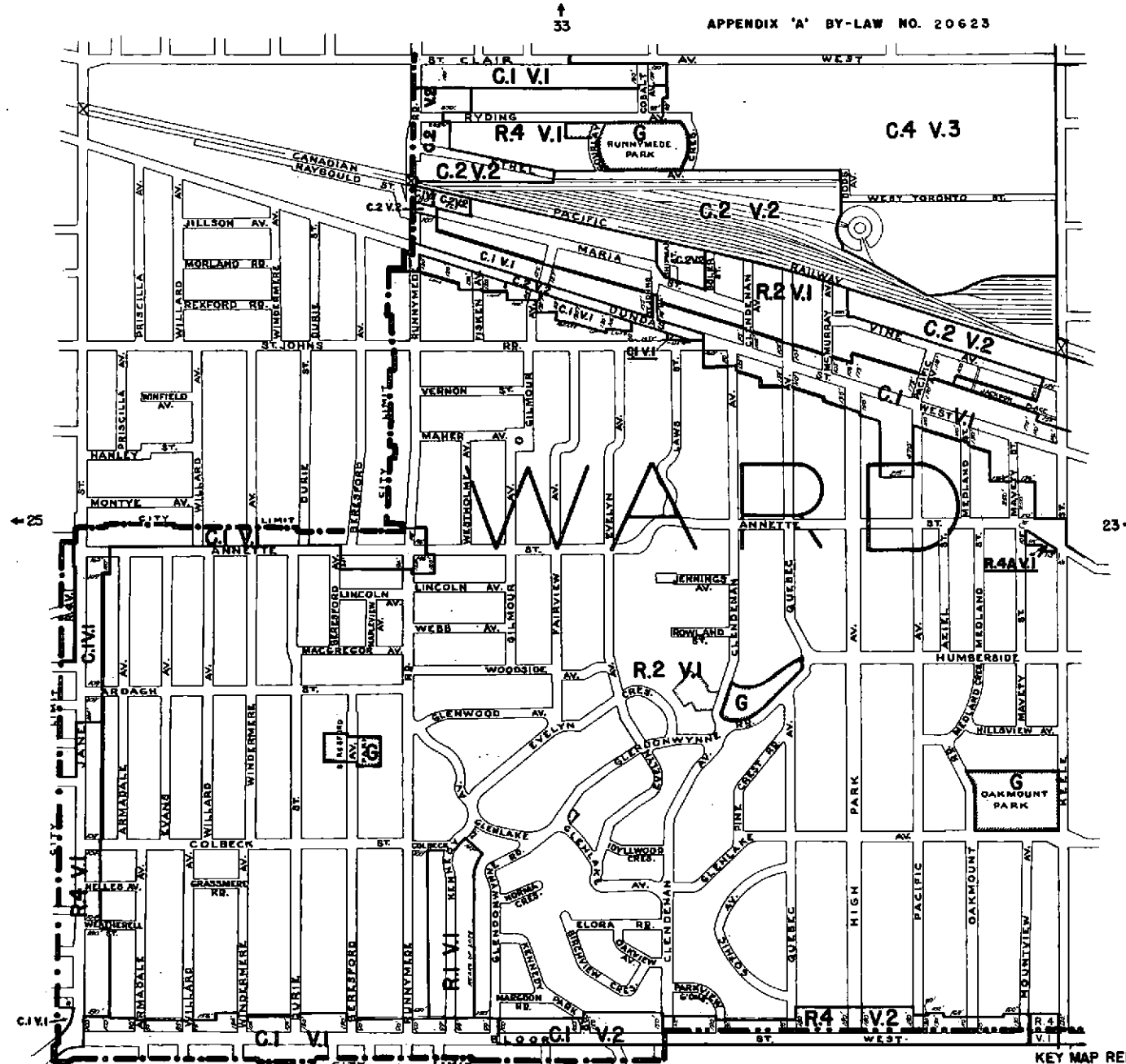
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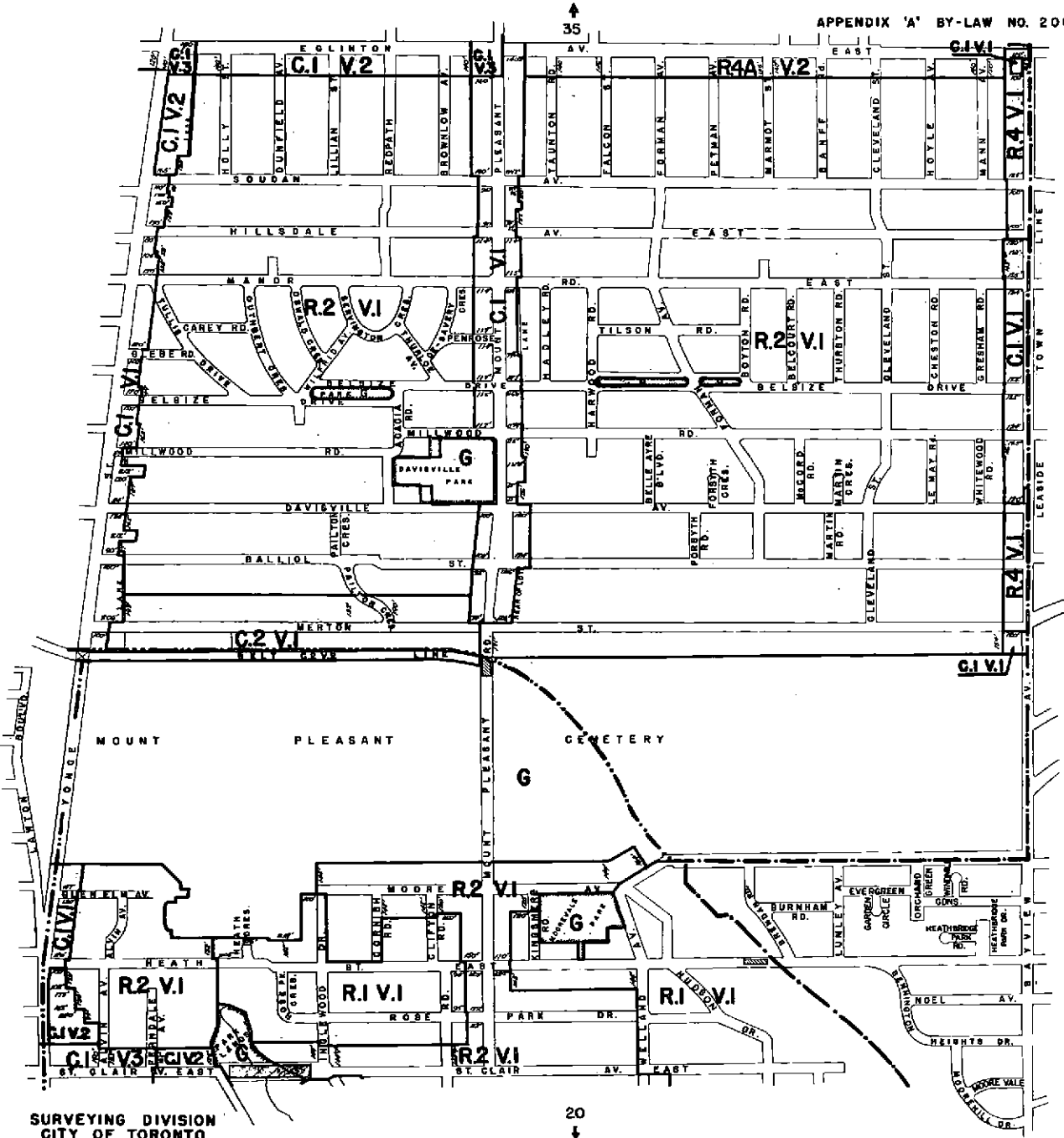


SURVEYING DIVISION
CITY OF TORONTO

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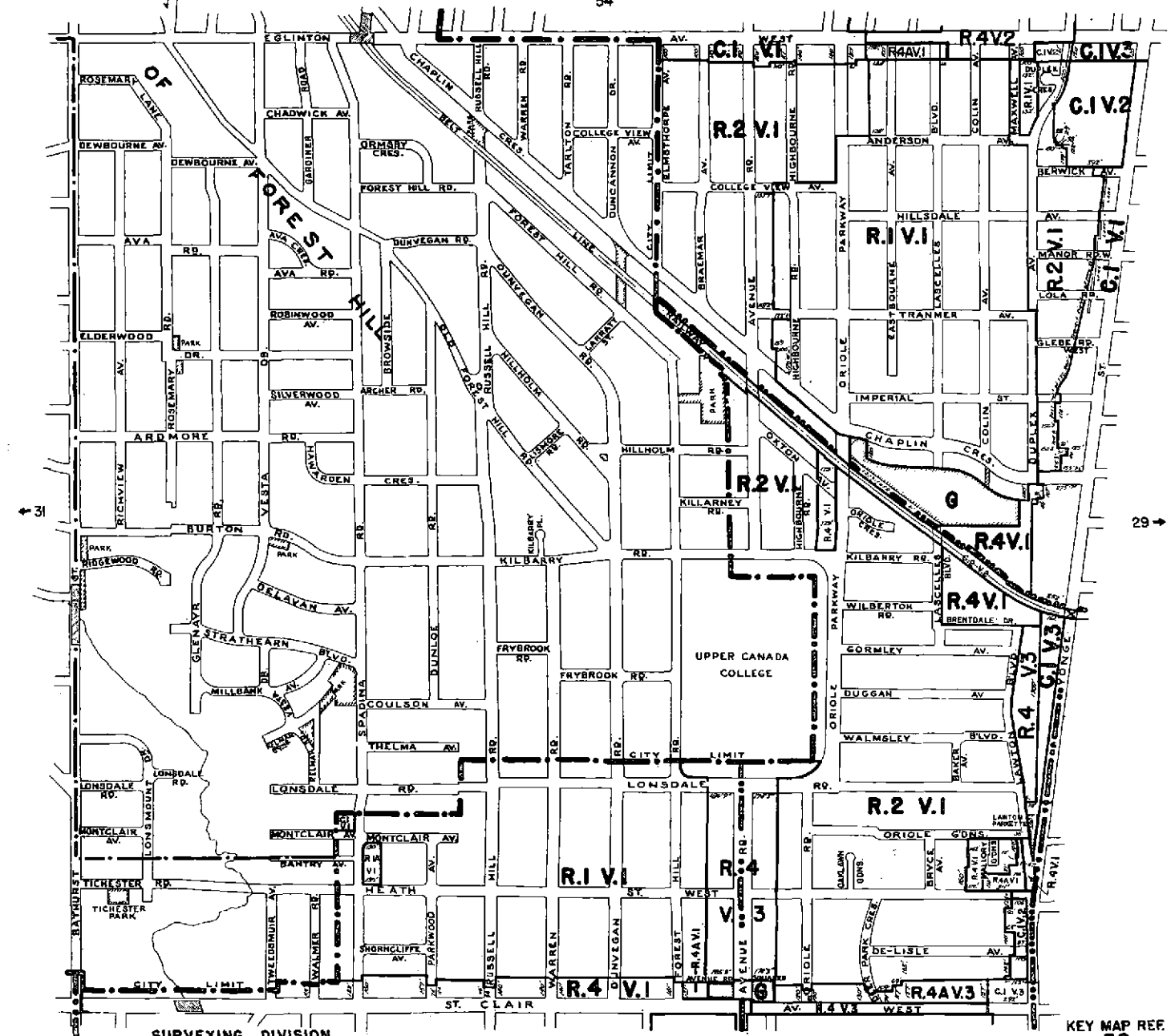
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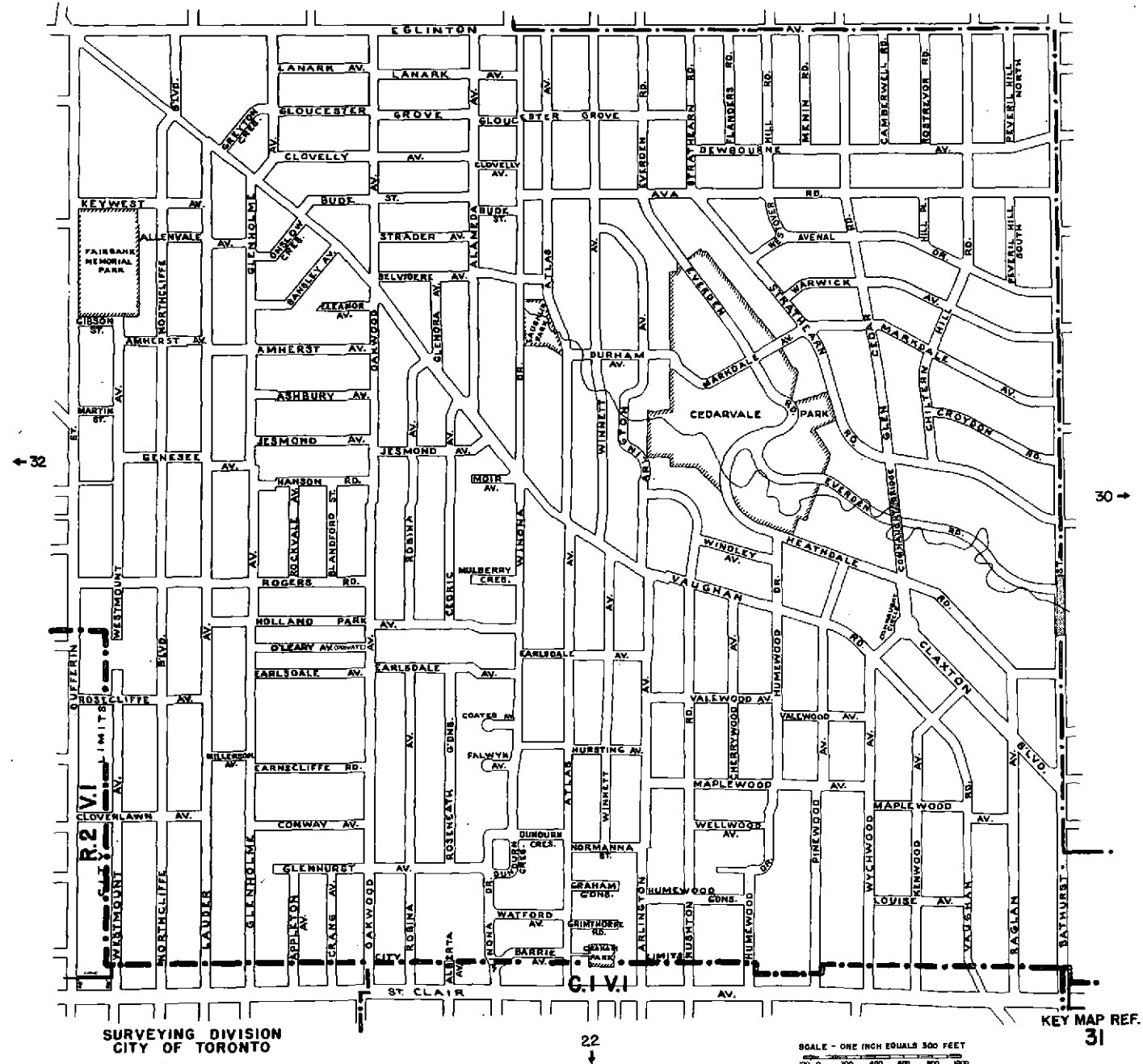
SURVEYING DIVISION
CITY OF TORONTO

SCALE - ONE INCH EQUALS 300 FEET

KEY MAP REF.
29



SURVEYING DIVISION
CITY OF TORONTO

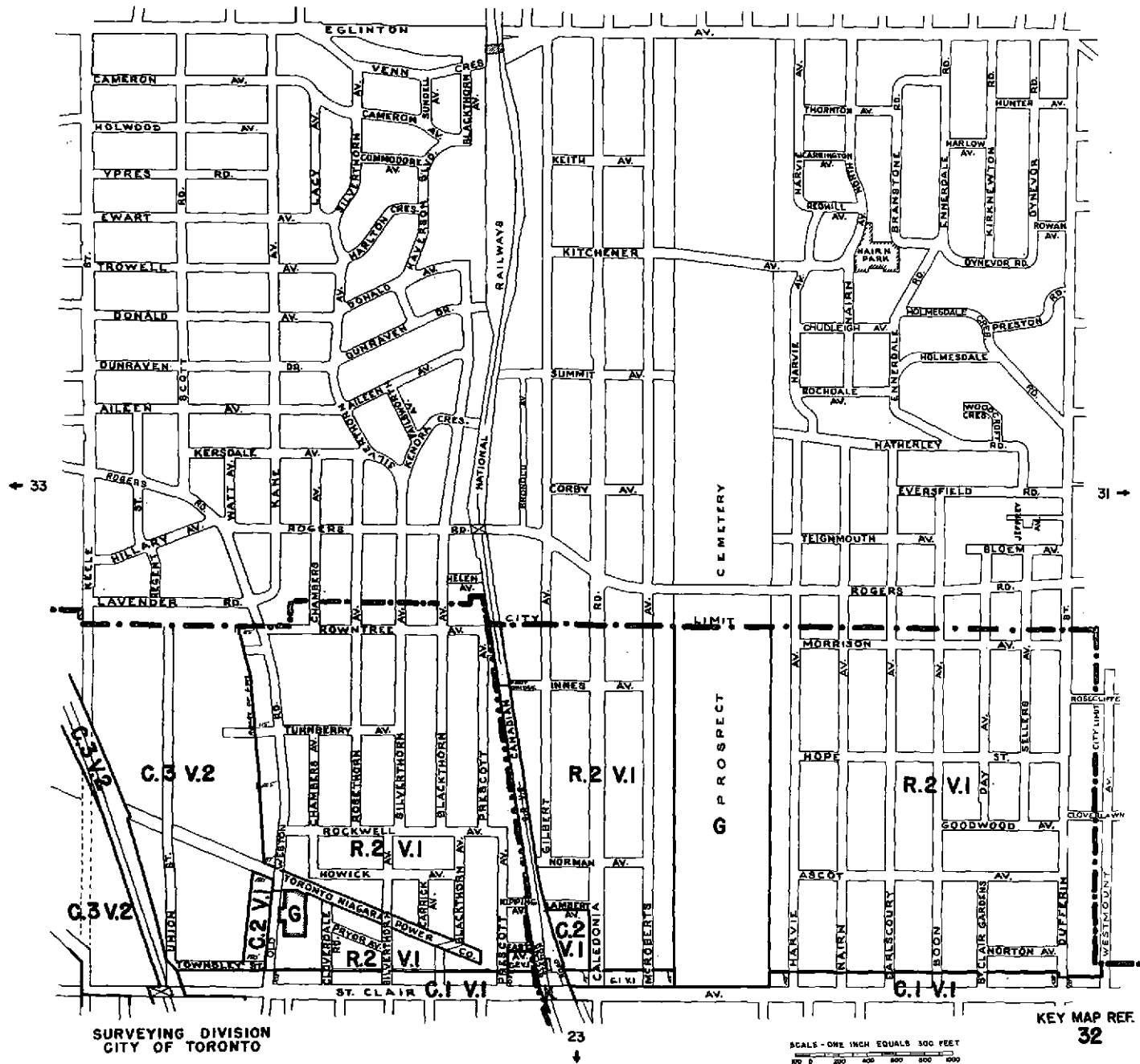


SURVEYING DIVISION
CITY OF TORONTO

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KEY MAP REF.
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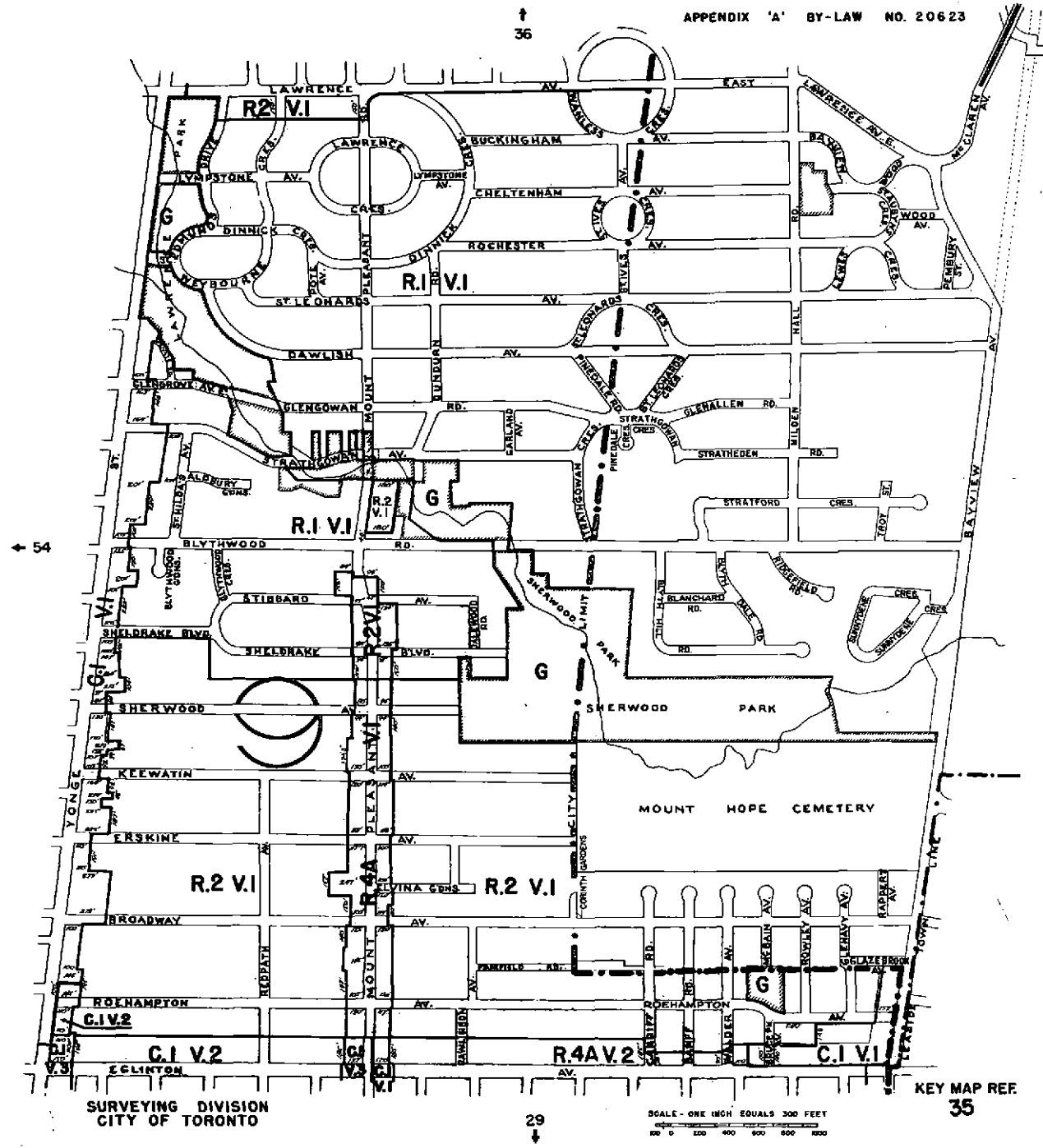


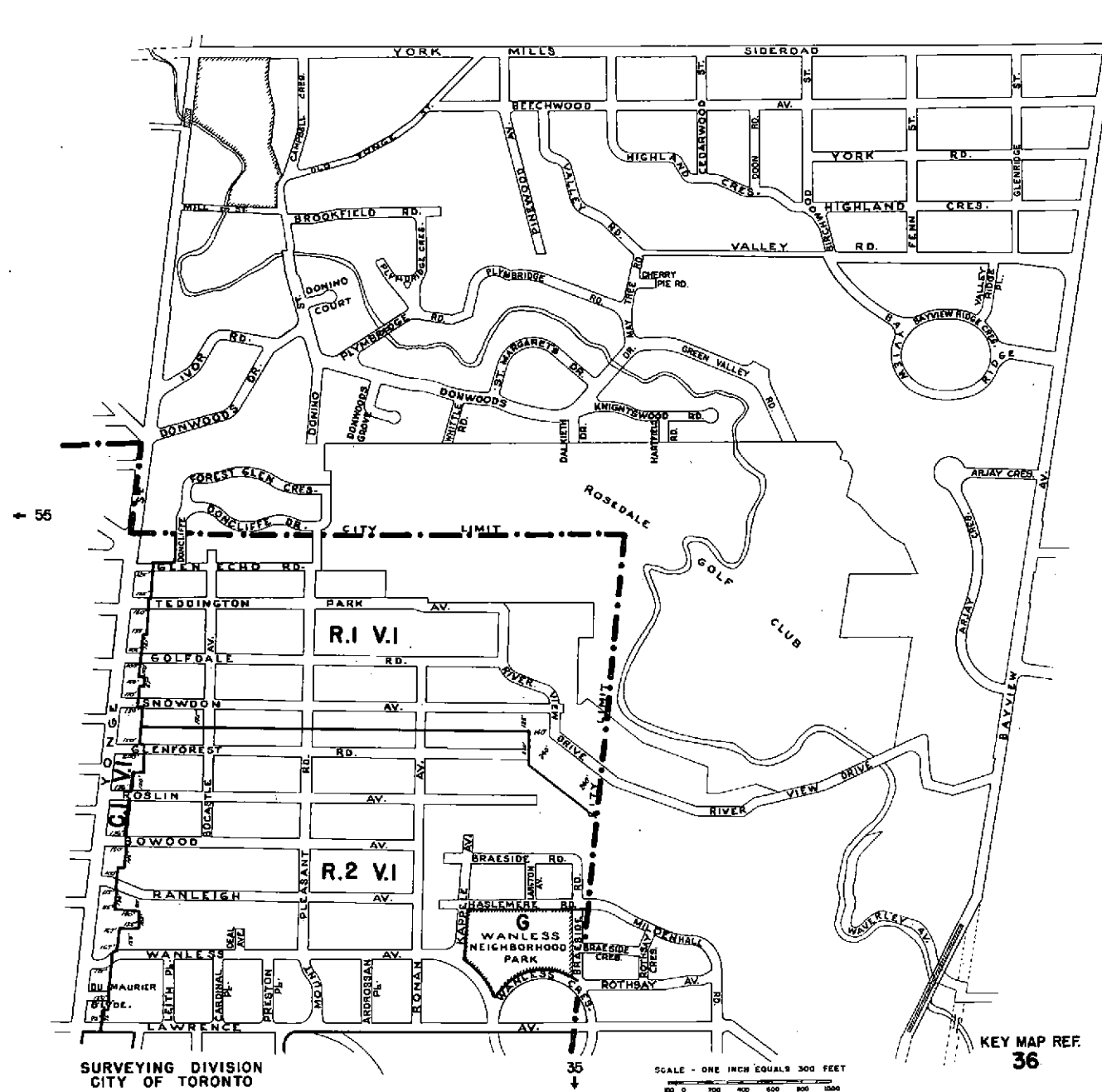
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CITY OF TORONTO

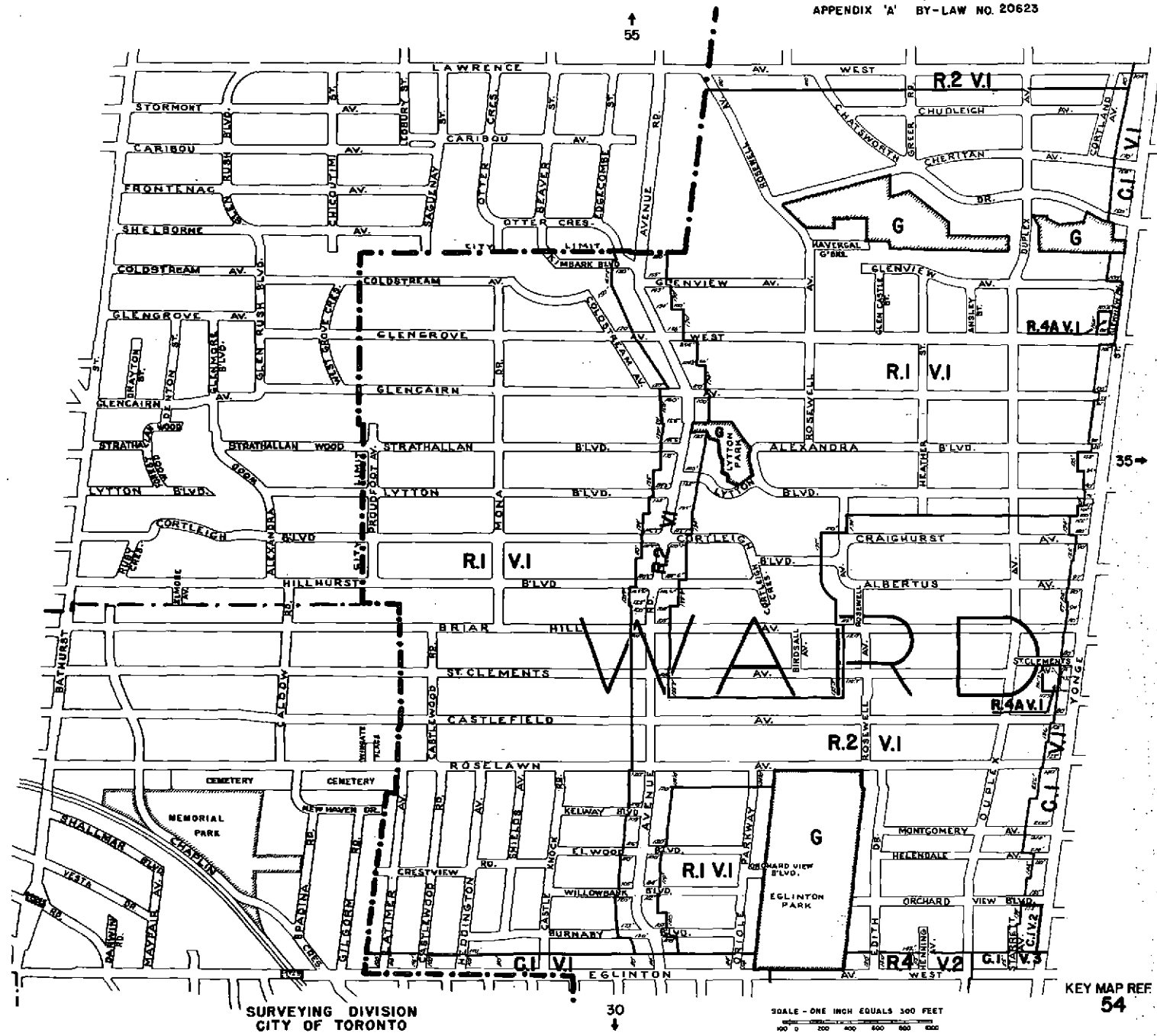
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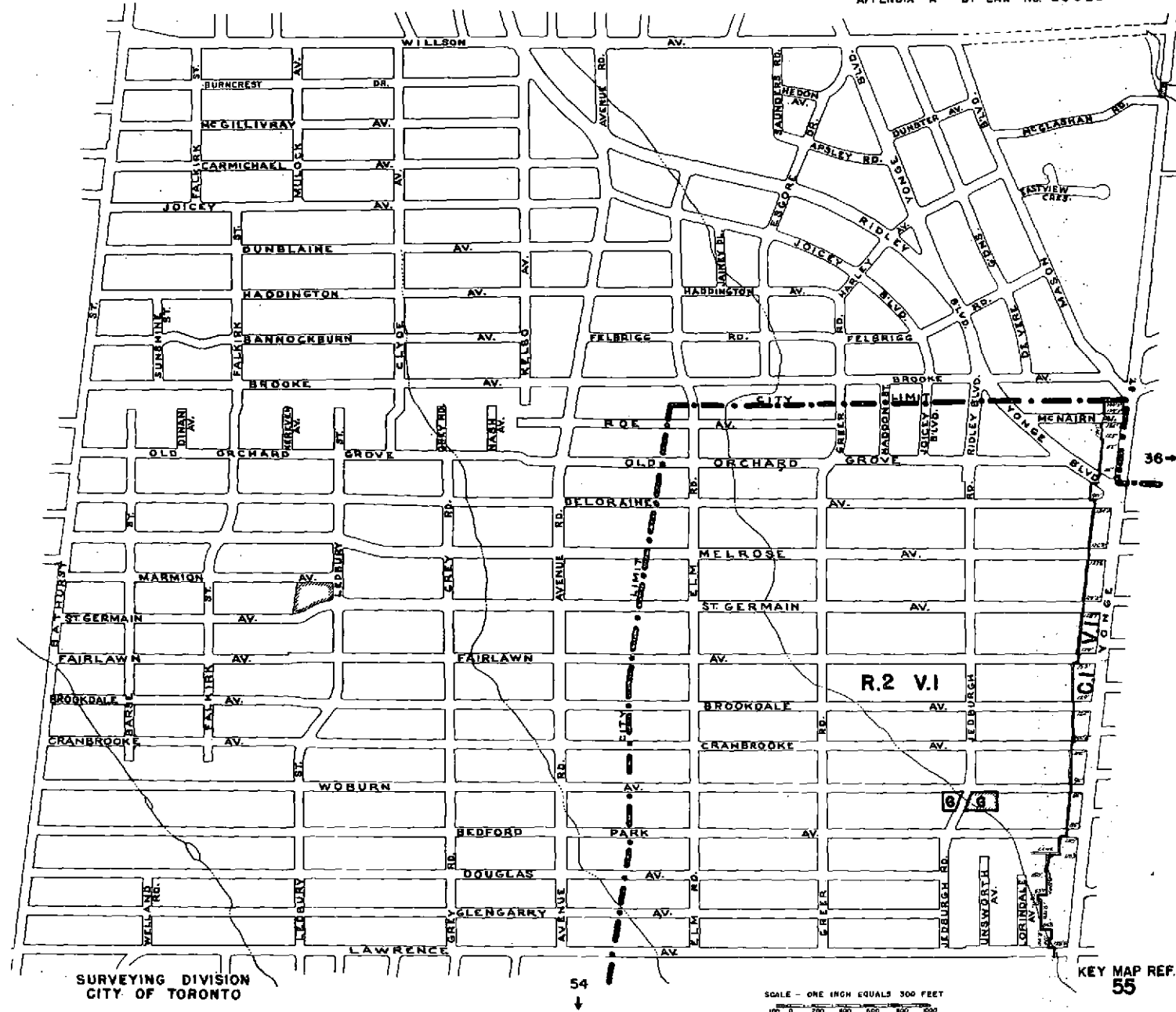






SURVEYING DIVISION
CITY OF TORONTO

KEY MAP REF
54



*10 DOCUMENT 003797

*20 FOLDER 20623 ~~Copy~~ Original

*30 AGENCY Ontario Municipal Board Order P.F. M. 8953-59

~~Department of Transport Notation~~

~~Department of Housing Order~~

~~Department of Transportation and Communications Notation~~

~~Department of Municipal Affairs Order~~

~~Department of Municipal Affairs and Housing Order~~

~~Department of~~

~~Ministry of~~

~~City Clerk's Declaration~~

Dated June 29, 1959

Entered in Order Book No. M18

Folio No. 316

on July 6, 1959.

20623



ONTARIO

THE ONTARIO MUNICIPAL BOARD

P.F.M. 8953-59

IN THE MATTER OF Section 27a
of The Planning Act, 1955,

- and -

IN THE MATTER OF an application
of The Corporation of the City
of Toronto for approval of its
Restricted Area By-law 20623.

B E F O R E:

J.A. KENNEDY, Q.C.,
Vice-Chairman,

- and -

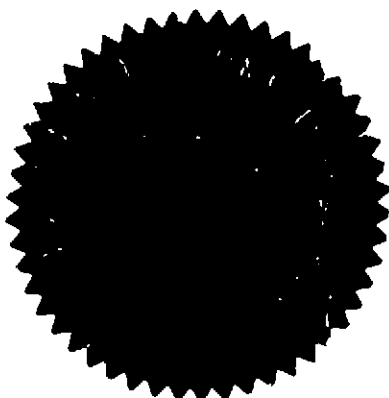
A.L. McCPAE,
Member,

Monday, the 29th day
of June, 1959.

THIS APPLICATION having come on for public hearing at the City of Toronto, Ontario, this day, in the presence of counsel for the applicant Corporation, no one appearing in opposition thereto; and it appearing that notice of the said hearing had been duly given in accordance with the directions of the board; upon reading the said by-law and hearing what was alleged;

THE BOARD ORDERS, under and in pursuance of the legislation hereinbefore referred to, and of any and all other powers vested in the board, that by-law 20623, passed the 13th day of April, 1959, be and the same is hereby approved with the exception of Paragraphs (h) and (i) of Subsection 2 of Section 16 which are approved for a temporary period expiring the 31st day of January, 1960.

ENTERED	
O. B. No.	M/8
Folio No.	316
JUL 6 1959	
<i>A.R. Chapman</i>	
Secretary, Ontario Municipal Board	



A.R. Chapman

SECRETARY.

*10 DOCUMENT 003798

*20 FOLDER 20623 ~~Copy~~ Original

*30 AGENCY Ontario Municipal Board Order P.F. M. 8953-59
~~Department of Transport Notation~~
Department of Housing Order
Department of Transportation and Communications Notation
Department of Municipal Affairs Order
Department of Municipal Affairs and Housing Order
Department of
Ministry of
~~City Clerk's Declaration~~

Dated January 6, 1960

Entered in Order Book No. M20
on January 8, 1960.

Folio No. 179

20623



P.F.M. 8953-59

THE ONTARIO MUNICIPAL BOARD

IN THE MATTER OF Section 27a
of The Planning Act, 1955,

- and -

IN THE MATTER OF an application
of The Corporation of the City
of Toronto for an extension of
its period of temporary approval
of Paragraph (i) of Subsection
2 of Section 16 of By-law 20623.

B E F O R E :

J.A. KENNEDY, Q.C.,

Vice-Chairman,

- and -

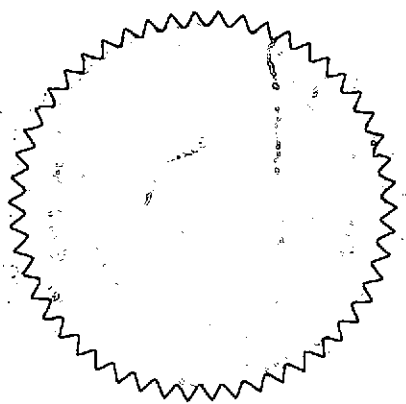
A.L. McCRAE,

Member.

Wednesday, the 6th day
of January, 1960.

UPON THE APPLICATION of the above Corporation
and upon reading the material filed including the Order
of the Board dated the 29th day of June, 1959, approving
the above-mentioned paragraph for a temporary period
expiring the 31st day of January, 1960;

THE BOARD ORDERS, under and in pursuance of the
legislation hereinbefore referred to, and of any and all
other powers vested in the board, that Paragraph (i) of
Subsection 2 of Section 16 of By-law 20623, passed the
13th day of April, 1959, be and the same is hereby approved
for a further temporary period expiring the 31st day of
January, 1961.



VICE-CHAIRMAN.

ENTERED

O. B. No.

5120

Folio No.

174

JAN 8 1960

T. J. Vickers

Acting Secretary, Ontario Municipal Board

*10 DOCUMENT 003799

*20 FOLDER 20623 ~~Copy~~ Original

*30 AGENCY Ontario Municipal Board Order P.F.M. 8953-59

~~Department of Transport Notation~~

~~Department of Housing Order~~

~~Department of Transportation and Communications Notation~~

~~Department of Municipal Affairs Order~~

~~Department of Municipal Affairs and Housing Order~~

~~Department of~~

~~Ministry of~~

~~City Clerk's Declaration~~

Dated January 11, 1961

Entered in Order Book No. 721
on January 12, 1961.

Folio No. 370

20623



P.F.M. 8953-59

THE ONTARIO MUNICIPAL BOARD

IN THE MATTER OF Section 30 of
The Planning Act, (R.S.O. 1960, C.296)

- and -

IN THE MATTER OF an application of
 The Corporation of the City of Toronto
 for approval of Paragraph (i) of Sub-
 section 2 of Section 16 of By-law
 20623.

B E F O R E :

R.L. KENNEDY,
 Vice-Chairman,

- and -

W. GREENWOOD, B.Sc.,
 Member.

Wednesday, the 11th day
 of January, 1961.

THIS APPLICATION having come on for public hearing at the City of Toronto, on the 10th day of January, 1961, before J.A. Kennedy, Q.C., Chairman of the Board, pursuant to Section 15 of The Ontario Municipal Board Act (R.S.O. 1960, C.274), in the presence of counsel for the applicant Corporation, counsel for a number of interested parties, and no one appearing in opposition thereto; and it appearing that notice of the said hearing had been duly given in accordance with the directions of the Board; the said Chairman, after hearing evidence and other submissions, having adjourned the hearing to report to the Board and the Board having considered the report of the said Chairman;

THE BOARD ORDERS, under and in pursuance of the legislation hereinbefore referred to, and of any and all other powers vested in the Board, that Paragraph (i) of Subsection 2 of Section 16 of By-law 20623, passed the 13th day of April, 1959, be and the same is hereby approved for a further temporary period expiring the 31st day of January, 1962.

ENTERED
O. B. No. <u>M 21</u>
Folio No. <u>370</u>
JAN 12 1961
<i>T.B. Kikkers</i>

T.B. Kikkers
 ACTING SECRETARY.



CITY CLERK'S OFFICE
NO
RECEIVED
ANS
FILE
Department of the City Clerk
City Hall Toronto, Ontario, Canada M5H 2N2
MAR 19 3 29 PM '81

Roy V. Henderson / City Clerk

Records and Archives Division

A.R.N. Woadden / Deputy City Clerk

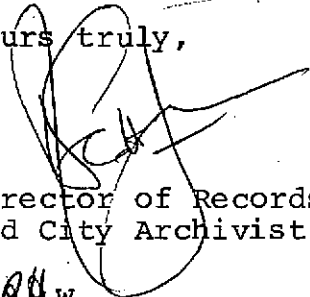
R. Scott James/City Archivist 367-7042

March 18, 1981

Dear Sir:

I enclose copy of Order of The Ontario Municipal Board dated February 4, 1981 approving variance from the provisions of By-law No. 20623, as amended.

Yours truly,


Director of Records
and City Archivist

RAH
RAH

Enc.

Copies to:
Buildings and Inspections (2)
Planning and Development
Toronto Assessment Commissioner
Secretary-Treasurer, Committee of Adjustment
City Surveyor
Department of Public Works
Mr. W. Pryce

Legal Department

WILLIAM R. CALLOW, Q.C.
CITY SOLICITOR

MICHAEL E. FRAM, Q.C.
DEPUTY CITY SOLICITOR

PATRICIA F. FORAN
ASSISTANT DEPUTY CITY SOLICITOR

MORRIS J. WINER
CORPORATION COUNSEL

CITY OF TORONTO
CLERK'S OFFICE
NO 544/82
FILE
9 40 AM 81



CITY HALL
TORONTO M5H 2N2

SOLICITORS

W.E. WARD
H. PASTUSZAK
W.V. HAWRYLIW
S. EMERSON
D.M. MORRELL
A.M. GORDON
T. YAO
T.H. MURPHY
D.B. LEIBSON

P.C. HARRIS
R. MORI
L. BOAKE
J.D. PHILLIPS
A.A. WERETELNYK
P.L. GORDON
A.T. KOWALISHIN
C.M. CAMERON

Please reply attention of:

A. M. Gordon
Telephone: 367-7249

March 6th, 1981.

Roy V. Henderson
City Clerk
2nd Floor
City Hall

Dear Sir:

Re: By-law No. 20623 : variance from the provision of this by-law, as amended, for permission to change the use of premises known municipally as 26 Warren Road from a lodging house to a converted dwelling house containing six dwelling units.

I enclose herewith duplicate original and eight copies of an Order dated February 4th, 1981, of the Ontario Municipal Board approving variance from the provisions of By-law No. 20623, as amended.

Please place the original Order with the original By-law in your possession.

Yours truly,

ME Fram

Deputy City Solicitor

/mw
AMG

Encl. (9)

cc: Michael L. Nixon, Commissioner, Department of Buildings and Inspections
Ivan B. Forrest, Commissioner, Department of Parks and Recreation
Graham Emslie, Commissioner, Department of City Property
Stephen G. McLaughlin, Commissioner, Department of Planning & Development
Attention: Walter Sawicki

Borthwick	
Caplan	
O'Druid	
Harvey	
Henderson	
James, G.	
James, R.S.	✓
Kelly	
Nedie	
Sullivan	
Talbot	
Tapping	
Thomas	
Thompson	
Waterall	
Woaden	
COUNCIL	

File with Original By-law

CITY CLERK'S OFFICE
LEGAL DEPARTMENT

NO. 177/59
CITY CLERK'S OFFICE
CITY HALL

July 13th, 1959

W. G. ANGUS, Q.C.
CITY SOLICITOR

3637 Miss N
1959 JUL 14 PM 4:18

PLEASE REPLY
ATTENTION MR. McGlynn

C. E. Norris, Esq.,
City Clerk,
City Hall.

Re: City of Toronto - Application for
approval of Restricted Area By-law
No. 20623.

Dear Sir:-

I enclose herewith duplicate original order of The Ontario Municipal Board numbered P.F.M. 8953-59 and dated June 29th, 1959, approving the above by-law which please place with the original by-law in your custody.

Yours truly,

W. G. Angus
City Solicitor

M.
M/A
Encls.

CITY CLERK'S OFFICE
NO. 177/59
FILE
1959 JUL 14 PM 4:18

6375
CITY CLERK'S OFFICE
LEGAL DEPARTMENT
25/1/60
CITY HALL

*File with
Original By-law*

W. G. ANGUS, Q.C.
CITY SOLICITOR

1960 JAN 19 AM 9:34

PLEASE REPLY
ATTENTION MR. Baird

January 18, 1960

C. E. Norris, Esq.,
City Clerk,
City Hall.

Dear Sir: Re: B.L. 20623 Sec.16(2)(i)-continuation
of temporary approval until Jan.31-61 -
apartment house prohibition - Moore
Park - file No. P.F.M. 8953-59

I enclose herewith duplicate original order of
The Ontario Municipal Board numbered P.F.M. 8953-59 and
dated January 6, 1960, approving the above-mentioned
paragraph of B.L. 20623 for a temporary period. Please
place with the original by-law in your custody.

Yours truly,

R. C. Baird
Deputy City Solicitor.

B:1

Encl.

File with Original By-Law

J. PALMER KENT, Q.C.
CITY SOLICITOR

R. C. BAIRD, Q.C.
DEPUTY CITY SOLICITOR

W. R. CALLOW
CORPORATION COUNSEL

J. A. DEACON, Q.C.

W. E. WARD

W. A. D. RUTHERFORD

N. V. SAWYER

P. M. BROOKS

D. D. MACRAE

MISS W. J. CARROLL
ASSISTANT SOLICITORS

CITY CLERK'S OFFICE

NO. 285 DMS. 18/1/61

REFER.

FILE

1961 JAN 17 AM 9:44

CITY OF TORONTO



LEGAL DEPARTMENT

CITY HALL,
TORONTO 1.

EMPIRE 6-8411
LOCAL 461

ATTENTION:

Mr. Brooks

January 16, 1961

C. E. Norris, Esq.,
City Clerk,
City Hall.

re: Paragraph (i) of Subsection 2 of Section
16 of By-law 20623 - re prohibition of
apartment houses in Moore Park area -
P.F.M. 8953-59

Dear Sir:-

I enclose herewith duplicate original order of The Ontario Municipal Board numbered P.F.M. 8953-59 and dated January 11, 1961, approving the above for a further temporary period expiring January 31, 1962, which please place with the original by-law in your custody.

Yours truly,

Sub.

B:1

Encl.

P. M. Brooks
Deputy City Solicitor.